

Dudsbury Avenue

Ferndown, BH22 8DY



HEARNES

WHERE SERVICE COUNTS



“Versatile living space over 2,000 sq ft, four bedroom detached chalet home with 130 ft southerly aspect rear garden and detached garage”

FREEHOLD GUIDE PRICE £700,000

This impressive well proportioned detached chalet home is set within a secluded plot of 0.18 of an acre whilst only 500 yards from Ferndown’s shops and amenities and transport links in one of the areas most sought after roads.

The accommodation comprises four double bedrooms over the ground and first floors served by an en suite bathroom and shower room together with a luxurious ground floor bathroom with shower cubicle, 22; dual aspect living room with double glazed French doors and internal bi-folds to a wonderful open plan solid wood bespoke fitted kitchen with an island unit, butler sink and black granite worktops. Other benefits include an impressive vaulted reception hall featuring a grand sweeping staircase to a galleried landing setting the tone for the remaining rooms, engineered Oak floors and solid doors, gas central heating, double glazing and plantation shutters.

Externally the deceptive frontage provides driveway parking that extends through solid iron and wood security gates providing parking for several vehicles leading to a substantial detached double garage with access to the wonderful rear southerly aspect garden, raised decking and vast expanse of lawn.

- Solid timber front door with opaque leaded double glazed windows to both sides leading directly into the impressive reception hallway
- **Reception hallway** An exceptional and quite unique feature providing a grand entrance with a staircase rising to the first floor galleried landing with a vaulted ceiling and double glazed feature window providing excellent light, engineered wood flooring continuing into the living room
- **Living room** with dual aspect double glazed window to the side and French doors with windows to both sides giving access to and overlooking the rear garden, continuation of the engineered wood flooring, attractive Oak bi-fold glazed doors leading to the kitchen/dining room
- **Kitchen/dining room** High quality bespoke kitchen comprising a substantial range of base and wall mounted units with granite worktops, island unit with granite worktop breakfast bar, inset Butler sink with mixer taps, glazed display cabinets, space for Range cooker (can be included) with extractor above, space for an American style fridge freezer, Quarry tiled flooring throughout into the dining space, double glazed window to the side and further double glazed French doors and windows giving access to and overlooking the rear garden, integrated and concealed washing machine and dishwasher
- Ground floor **bedroom two** with double glazed bay window with plantation style shutters and door to the ensuite shower room
- **En suite shower room** comprising fitted shower cubicle with tiled splashbacks matching the floor tiles, WC, wash hand basin, vanity unit and double glazed window to the side aspect
- Ground floor bedroom four/study with double glazed bay window with plantation shutters to the front aspect and further double glazed window to the side
- **Family bathroom** fitted with luxurious matching suite comprising oversized oval twin end bath with central mixer taps encased by feature tiled plinth, vanity unit with Monobloc sink unit, fitted shower cubicle, heated chrome towel rail, fully tiled walls and flooring, extractor fan, double glazed window to the side

First Floor

- First floor **landing** with double glazed feature window to the side aspect providing excellent light
- **Bedroom one** Substantial main bedroom suite with triple aspect windows to the rear and side and two velux style windows, loft access, fitted double wardrobe, part glazed door to the ensuite bathroom
- **Ensuite bathroom** comprising tiled panelled bath with central mixer taps and inset shower unit above, vanity unit with wash hand basin and WC, window to the side aspect, tiled flooring
- **Bedroom three** has a double glazed window to the front aspect, full width fitted wardrobes

COUNCIL TAX BAND: F

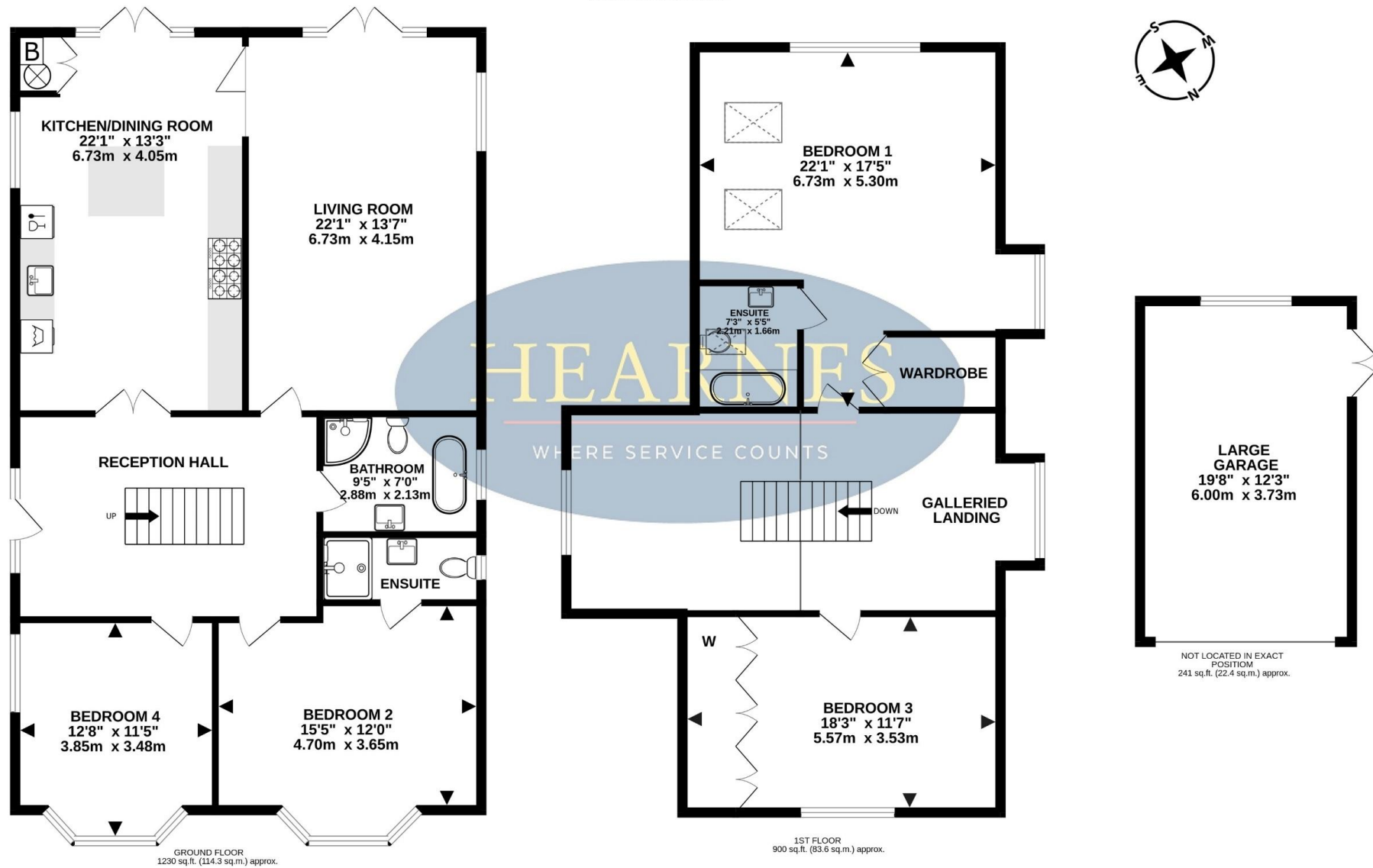
EPC RATING: C





TOTAL FLOOR AREA : 2372 sq.ft. (220.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside

- The **rear garden** is a particular feature of the property considering its residential location providing a secluded southerly aspect from the raised composite decking and measures approximately 130' x 40'. There are separate sections of patio, a wooden pergola and multi use timber cabin surrounded by mature shrubs and hedging
- Brick pillars lead to a block pavior **driveway** with parking and turning for two vehicles. The driveway continues down one side to iron and timber double gates and further driveway parking for several vehicles leading to the garage
- **Garage** with up and over door, power and light and side personal door



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