

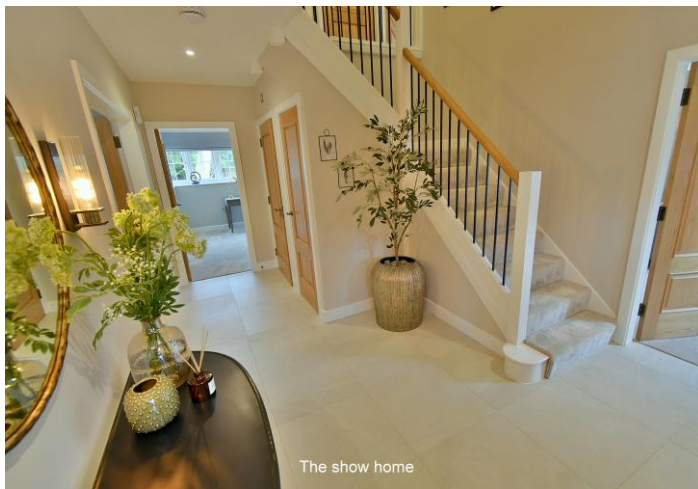
The Kingswood

The Warren, Badgers Walk, Ferndown, Dorset, BH22 9QF



HEARNES

WHERE SERVICE COUNTS



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“A superbly appointed and brand new executive family home situated on a good sized secluded plot”

FREEHOLD PRICE £1,200,000

A simply stunning and brand new four double bedroom, two bathroom, one shower room, three reception room detached family home with a detached double garage and driveway providing generous off-road parking. The Kingswood design is a spacious family home situated on a good sized secluded plot, whilst tucked away in a sought after yet convenient location.

This exclusive development was built by Stanborough Construction. The development combines traditional construction values, finished to the highest specification and carefully selected quality materials provide a luxurious finish.

No expense has been spared with the overall finish which is noticeable throughout. This particular Kingswood design offers a versatile layout in a brick finish and timber clad feature facade.

- **Four double bedroom detached family home with a detached double garage and secluded garden**

Ground Floor:

- Impressive **reception hall** with double doors leading through to the living room and dining room
- Good size **cloakroom**
- Beautifully finished **13ft Kitchen** incorporating Quartz worktops and upstands and an excellent range of Shaker style units with soft close doors and drawers, an excellent range of Neff integrated appliances, LED cabinet lighting and ceramic tiled flooring
- Good size **utility room** with space for a washing machine and tumble dryer
- Separate **dining room** enjoying a pleasant outlook over the rear garden
- **Office** with a view to the front aspect
- 23ft Dual aspect **living room**

First Floor:

- Spacious **landing**
- 14ft **Master bedroom** with a **walk-in wardrobe**
- **En-suite bathroom/shower room** luxuriously appointed and beautifully finished with Vitra contemporary sanitary ware, chrome fittings, modern vanity sink units, heated towel rails, recess lighting and LED downlighting, shaver socket and Minoli ceramic tiles
- Good sized **guest bedroom**
- **En-suite shower room** also beautifully finished in Vitra contemporary sanitary ware with chrome fittings
- **Two further double bedrooms**
- Luxuriously appointed **family bathroom** with Vitra contemporary sanitary ware and chrome fittings

Further benefits include gas-fired underfloor heating throughout the ground floor, radiators on the first floor, security alarm, double glazing, hardwood front door, a 10-year structural NHBC builders guarantee and the property is offered with no onward chain.

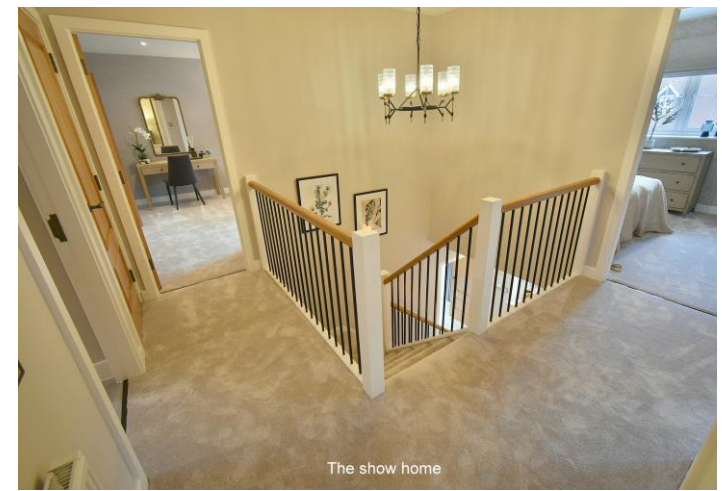
COUNCIL TAX BAND: TBC

EPC RATING: TBC





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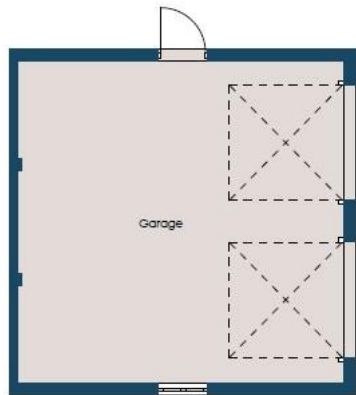
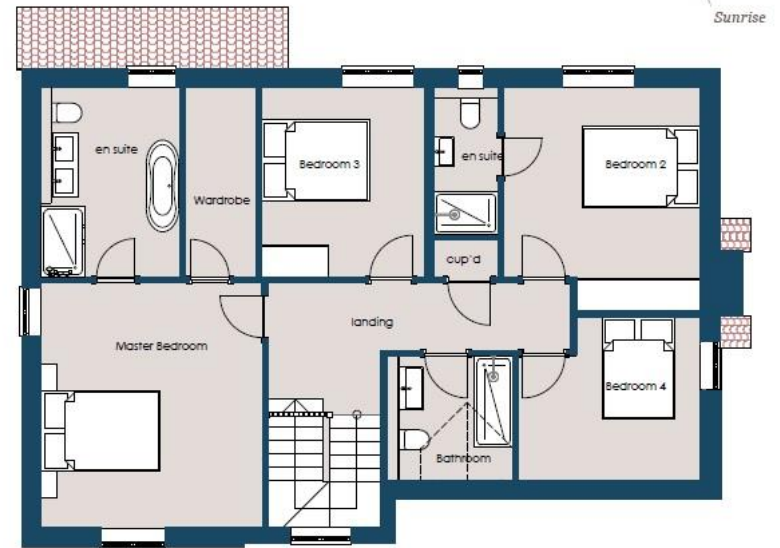
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GROUND FLOOR

Kitchen	4150mm x 4050mm	13'7" x 13'3"
Dining Room	3900mm x 3800mm	12'9" x 12'5"
Living Room	4000mm x 7300mm	13'1" x 23'11"
Office	3000mm x 3100mm	9'10" x 10'2"
Utility	1800mm x 2950mm	6' x 9'8"
WC	1000mm x 1800mm	3'3" x 6'

FIRST FLOOR

Master Bedroom	4100mm x 4550mm	13'5" x 14'11"
En suite	2600mm x 3500mm	8'6" x 11'5"
Wardrobe	1300mm x 3500mm	4'3" x 11'5"
Bedroom 2	3600mm x 4100mm	11'9" x 13'5"
En suite	1200mm x 2700mm	4' x 8'10"
Bedroom 3	3050mm x 3500mm	10' x 11'5"
Bedroom 4	3350mm x 3000mm	11' x 9'11"
Bathroom	2100mm x 2300mm	7' x 7'6"

Overall Square footage	187.57 sq m	2019 sq ft
Garage footage	36.69 sq m	395 sq ft



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Outside

- Generous **rear garden** which will be fully enclosed and landscaped
- Front driveway providing **generous off-road parking**, leading to a detached double garage
- **Detached double garage** with two up and over doors, light, power and a side personal door

Ferdown's town centre is located approximately 1 mile away, whilst the market towns of Wimborne and Ringwood are both located approximately 6 miles away.



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