

Mayfield Drive

Ferndown, Dorset BH22 9HR



HEARNES

WHERE SERVICE COUNTS



"A conveniently located and versatile family home with a secluded garden approximately 700metres from Ferndown's town centre"

FREEHOLD GUIDE PRICE £525,000

This superbly positioned and generous sized three bedroom, one bathroom, one shower room detached chalet style family home has a 50ft secluded rear garden, detached single garage and driveway providing generous off road parking.

This light, spacious and versatile family home is conveniently located approximately 700 metres from Ferndown's town centre. The property has some striking features which include an impressive entrance hall with vaulted ceiling which leads up to a large first floor galleried landing.

- **A light and spacious three bedroom detached chalet style family home approximately 700 metres from Ferndown's town centre**

Ground floor:

- **Impressive entrance hall** with wood block parquet flooring, vaulted ceiling and stairs rising to first floor galleried landing
- **23ft Open plan kitchen/dining/family room**
- **Kitchen/dining area** has been beautifully finished with solid wood block work surfaces with a good range of base and wall units, integrated Bosch double oven, five ring gas hob with extractor canopy above, space for fridge/freezer, recess and plumbing for washing machine and dishwasher, ample space for dining table and chairs, double glazed window overlooking the rear garden and a double glazed stable door giving access
- **The family area** has a wood burning stove creating an attractive focal point, fitted base and wall units with integrated wine fridge and double glazed French doors leading out into the rear garden
- **20ft Triple aspect lounge** with feature fireplace, bay window overlooking the front garden, double glazed window to the side aspect and double glazed French door leading out into the rear garden, wood block parquet flooring continues throughout this reception room
- **Ground floor double bedroom** with wood block parquet flooring, bay window to the front aspect with fitted bespoke window seat with storage beneath
- **Family bathroom** finished in a Heritage style white suite incorporating a roll top claw footed bath with mixer taps and shower attachment, WC, pedestal wash hand basin, fully tiled walls

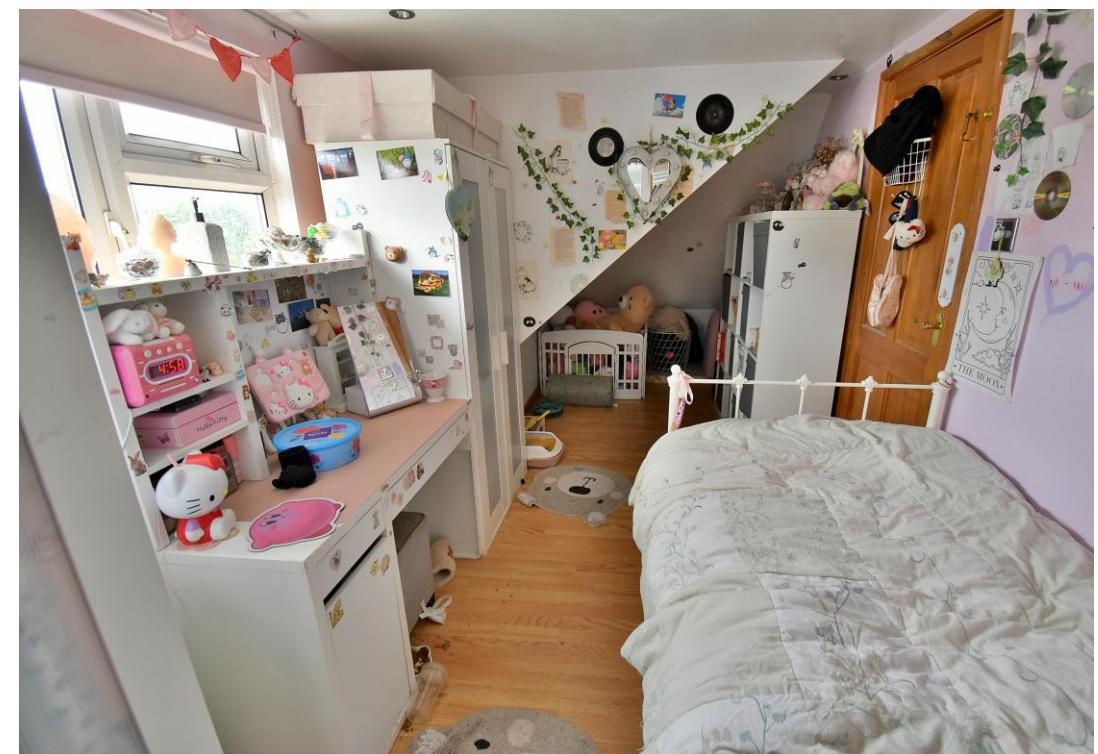
First floor:

- **Galleried landing** which is large enough to be used as a study area and has access into the eaves for useful storage
- **Double bedroom**
- Generous size **single bedroom**
- **'Jack & Jill' en-suite shower room** incorporating a large walk-in shower cubicle, pedestal wash hand basin, WC, fully tiled walls and flooring

COUNCIL TAX BAND: D

EPC RATING: C



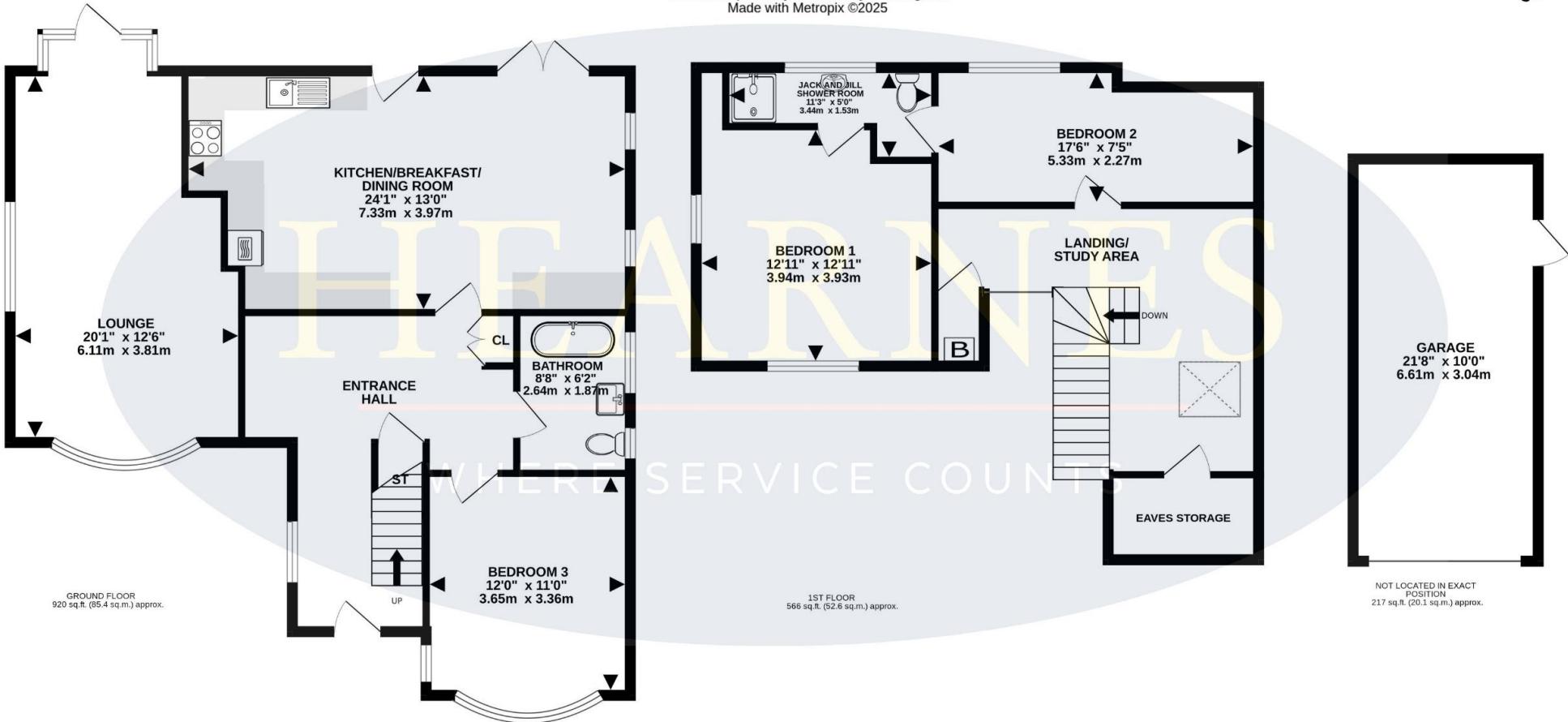




TOTAL FLOOR AREA : 1702 sq.ft. (158.1 sq.m.) approx.

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 fully enclosed, measures approximately 40ft x 50ft and offers a good degree of seclusion
- Adjoining the rear of the property there is an Indian sandstone paved patio and a brick built **barbeque area** which continues down to a **barbeque hut** which has fitted seating, light and power and a barbeque with chimney
- The remainder of the garden is predominantly laid to lawn. At the far end of the garden there is a well stocked flower bed, double wooden side gate leading on to a block paved driveway which provides vehicle access to a **detached single garage**
- **Detached single garage** has a metal up and over door and a side personal door
- **A front driveway** provides generous off road parking. The front garden is stocked with many attractive and mature plants and shrubs
- **Further benefits include;** double glazing and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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