

# Heath Farm Road

Ferndown, Dorset, BH22 8JN



**HEARNES**

WHERE SERVICE COUNTS



***“Superbly appointed detached family home modernised and re-designed to provide three/four bedrooms, two reception rooms, stylish bespoke kitchen and private rear garden”***

**FREEHOLD PRICE £480,000**

This impressive, detached family home provides versatile accommodation comprising three first floor bedrooms served by a stylish refitted bath and shower room, spacious living room, separate dining room and contemporary refitted kitchen (fitted 2023).

Other benefits include a separate convenient cloakroom and utility room, with adjacent rear garden access, a converted garage room which has multiple uses, ideal as a study or fourth bedroom, spacious hallway, entrance porch with oak flooring leading to the living room, double glazing and regularly serviced combination gas boiler and radiator heating.

This ideal family home has a well-proportioned private rear garden and driveway parking for several vehicles, situated in a prime position only a short distance from local sought after schools, a parade of convenient shops, regular bus routes to Ferndown town centre and a popular M&S Food Hall.

**Ground Floor:**

- **Entrance lobby**, with access to the converted garage and oak flooring
- **Entrance hall** with stairs to the first floor
- **Reception room three/Bedroom four**, with floor to ceiling windows, ceiling skylight and laminate flooring
- **Living room** which is a superb light and spacious room with full width windows, oak flooring and serviced, working gas fire with modern surround
- **Dining room** with a continuation of oak flooring, sliding doors giving access to and overlooking the rear garden
- Contemporary **kitchen** refitted in 2023, comprising a range of base and wall mounted units, Corian worktops with inset sink and drainer, window above, integrated oven, gas hob and extractor hood above, cupboard housing a gas boiler (serviced yearly), integrated dishwasher, mock tile flooring and plain set ceiling
- **Utility room** with worktops, butlers sink, space and plumbing for a washing machine and tumble dryer, flagstone tiles and a window
- **Cloakroom** with fitted cupboards, vanity unit, wash hand basin, wc and window

**First Floor:**

- **Landing** with a window to the side aspect, door to a store cupboard and a hatch to the loft
- **Bedroom one** with a full width window and fitted wardrobes
- **Bedroom two** with built-in wardrobes and a window
- **Bedroom three** with a window
- Stunning bespoke **bathroom** comprising panelled bath with offset tap, vanity unit inset wash hand basin, wc, corner shower cubicle, two windows, fully tiled walls and flooring and a modern radiator

**COUNCIL TAX BAND: D**

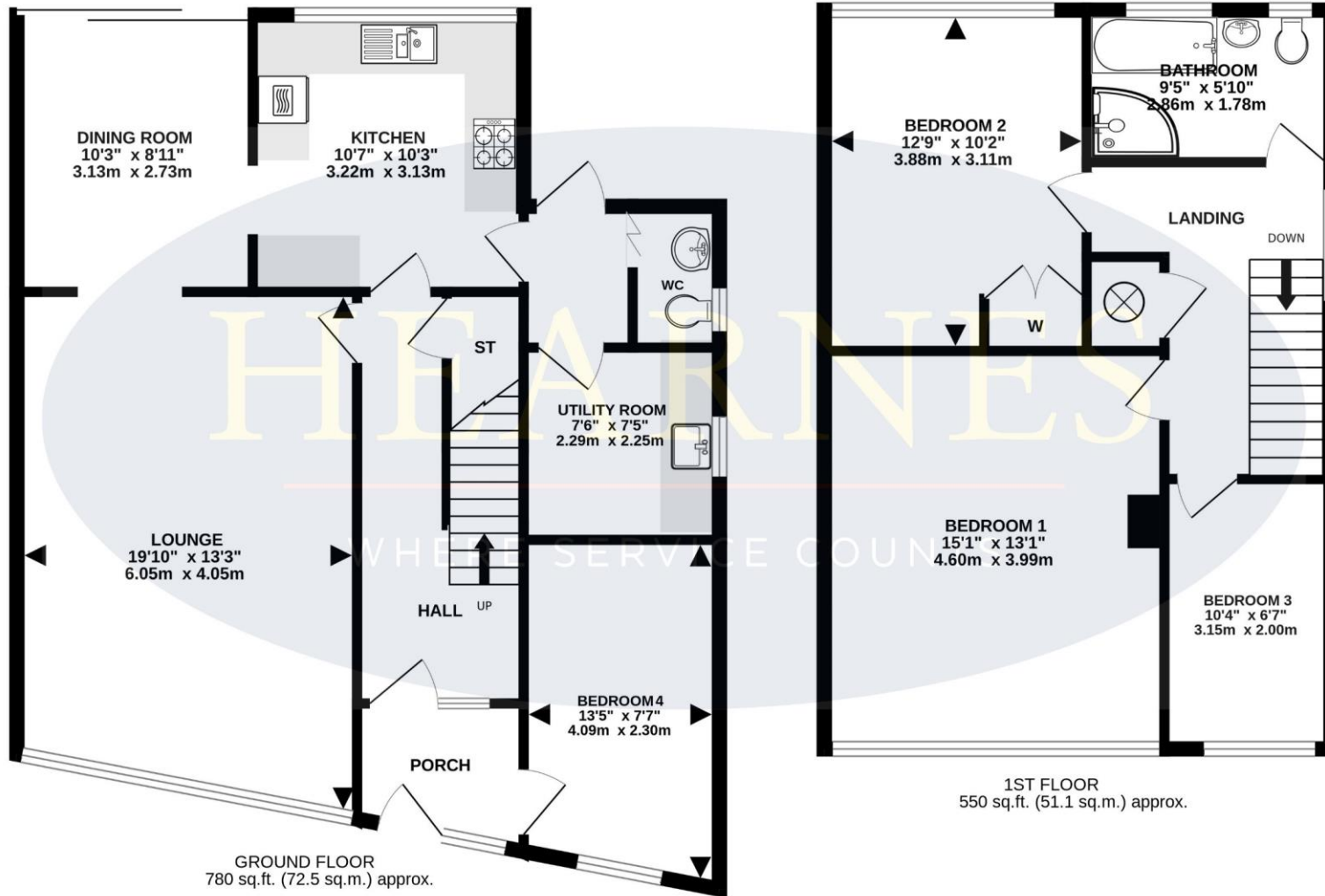
**EPC RATING: E**





TOTAL FLOOR AREA : 1330 sq.ft. (123.5 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

- Front paved driveway providing **off-road parking** for two to three vehicles, with secure gated side access
- Wonderful private landscaped, southerly facing **rear garden** measuring approximately 50ft x 38ft
- Adjacent to the rear of the property there is a **full width patio** and space for a timber storage shed, steps up to an elevated section of level lawn, mature shrubs and rear boundary and a section of patio at the far end of the garden, all enclosed by timber fencing

Ferndown town centre is located less than 1 mile away and offers an excellent range of shopping, leisure and recreational facilities. Local amenities on Glenmoor Road are just ½ a mile away.



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