

# Horseshoe Crescent

Ferndown, Dorset BH22 9FX



**HEARNES**

WHERE SERVICE COUNTS







***“A stunning 2,100 sq ft family home with many upgrades occupying a larger than average and landscaped southerly facing plot”***

**FREEHOLD GUIDE PRICE £835,000**

This simply stunning and impeccably presented five double bedroom, two shower room, one bathroom, two reception room detached family home has a 65ft landscaped south facing garden, a converted detached double garage with gym and double driveway. Situated in the heart of the popular Holmwood Park development.

This fantastic 2,100 sq ft family home has been owned by the current owners from new. The property has had a significant amount of added upgrades which include kitchen appliances, window shutters and Thomas Sanderson blinds, upgraded bathroom furniture and Karndean flooring throughout the majority of the ground floor accommodation. The southerly facing landscaped garden is a particular feature as it has been designed to incorporate a large area of lawn as well as family and entertaining areas with a raised mosaic patio area with wood burner. The garage conversion is also an added benefit as it has created a gym which would also make an ideal home office and boot room. An early viewing of this wonderful family home is recommended to appreciate its overall size and finish.

- **Four double bedroom, one bathroom, two shower room, two reception room detached family home**

**Ground floor:**

- 18ft Impressive **reception hall** with newly installed Karndean flooring which continues throughout the majority of the ground floor accommodation and a useful downstairs cupboard
- Spacious **cloakroom** finished in a stylish white suite with Karndean flooring
- Generous size **home office/snug** with a window to the front aspect
- Impressive **lounge** with window to the front aspect and double doors leading through into the kitchen/breakfast/dining/family room.
- 35ft **Kitchen/breakfast/dining/family room**. This room has undoubtedly has the ‘wow’ factor as it enjoys glorious views over the south facing landscaped rear garden and has newly installed Karndean flooring throughout.
- **Kitchen/breakfast area** has been beautifully finished with extensive Earth Stone worktops and matching upstands with a central island unit also finished in Earth Stone which also forms a four seater breakfast bar, good range of high gloss base and wall units with underlighting, integrated AEG oven and combi oven, AEG five ring gas hob with extractor canopy above, fridge/freezer and AEG dishwasher with a double glazed window overlooking the rear garden and door leading through to the utility room
- **The dining area** has ample space for large dining table and chairs and has French doors leading out into the rear garden
- **Family area** with double doors leading through into the lounge. Karndean flooring and French doors leading out into the rear garden
- Spacious **utility room** also finished with an Earth Stone worktop, recess and plumbing for washing machine, recess for condensing tumble dryer, cupboard housing wall mounted gas fired boiler and door leading out onto a side path

**First floor:**

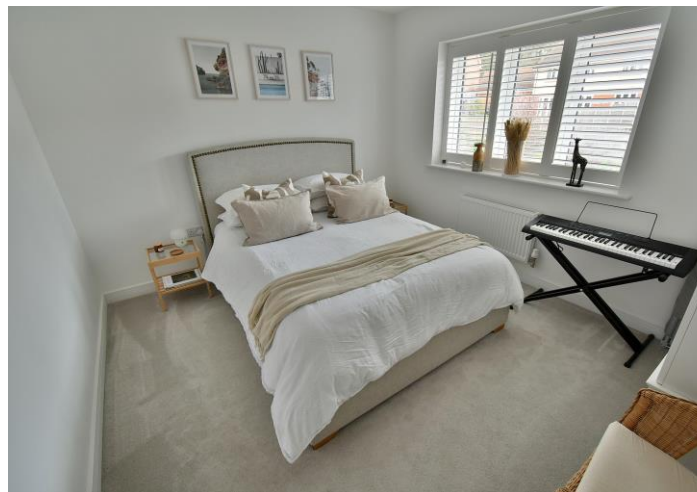
- Spacious **first floor landing**
- Large 15ft **master bedroom** with fitted wardrobe with sliding doors
- Spacious **en-suite shower room** finished in a stylish white suite incorporating a large shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a large double bedroom
- Spacious **en-suite shower room** finished in a stylish white suite incorporating a large, walk-in shower area, wall mounted wash hand basin, WC with concealed cistern, fully tiled walls and flooring
- **Two further generous sized bedrooms**
- **Family bathroom** luxuriously appointed in a stylish white suite incorporating a panelled bath with mixer taps and shower hose, separate shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring

**COUNCIL TAX BAND: F**

**EPC RATING: B**



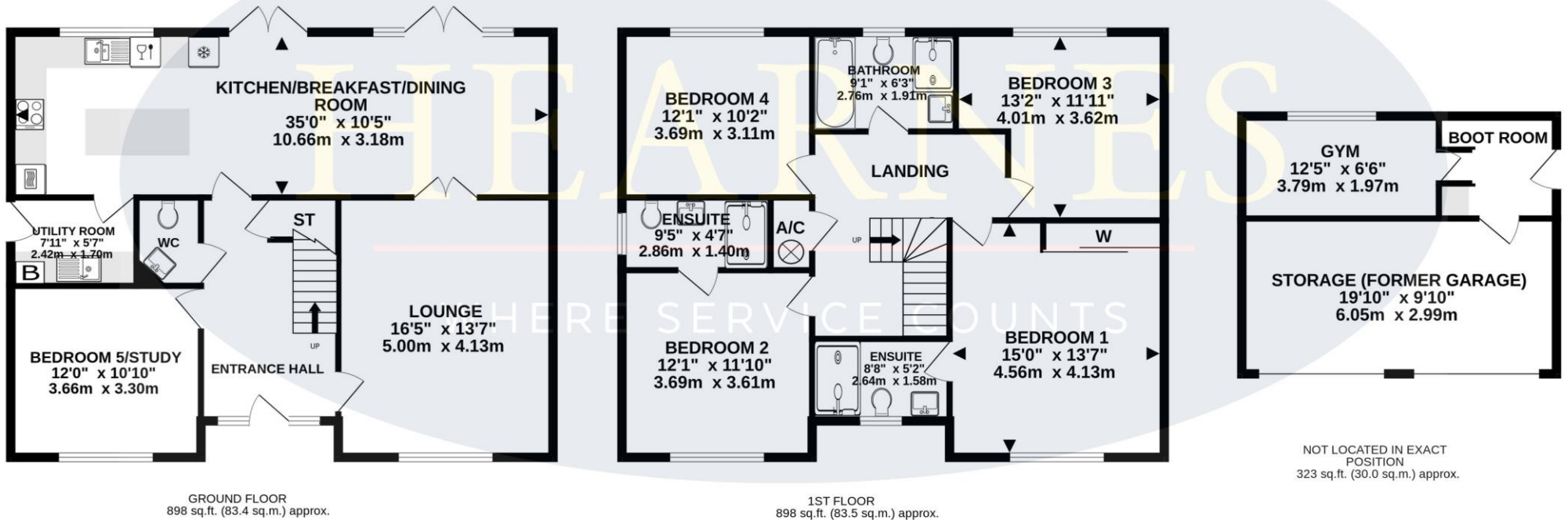






TOTAL FLOOR AREA : 2119 sq.ft. (196.9 sq.m.) approx.

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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.









## Outside

- The **rear garden** is without doubt a superb feature of the property as it faces a southerly aspect, is larger than the average and has been cleverly landscaped. The garden itself is fully enclosed and measures approximately 65ft x 45ft.
- Adjoining the rear of the property there is a large Indian sandstone **paved patio area** which continues round to join a barbeque/entertaining area where there is an L-shaped island unit with stone worktops and storage beneath along with outside power points. There is also a hot tub area and a mosaic tiled paved seating area
- On one side of the property there is a side path leading down to a side gate. On the opposite side there is a side storage area with **timber storage shed**
- The remainder of the garden is predominantly laid to lawn and bordered by well stocked raised flower beds. At the far end of the garden there is a further area of raised, mosaic paved patio with wood burning stove. This is an ideal spot to relax and enjoy this wonderful garden and enjoys the last of the evening summer sun
- A **front driveway** provides generous off road parking and in turn leads up to a former detached double garage
- Former **detached double garage** has now been converted with the front portion of the garage remaining for useful storage with two metal up-and-over doors, light and power
- The rear portion of the garage has been converted into a **gym and a boot room**
- **The gym** has light and power, heating and a window overlooking the rear garden, this could also make an ideal home office
- The **boot room** has base and wall units, recess for fridge/freezer, a door into the garage, gym and door leading out onto a side path
- **Further benefits include;** double glazing, a gas fired heating system and there is also a remainder of the NHBC Builders Warranty

Holmwood Park is a superb development of contemporary homes constructed by Bellway Homes who have a strong reputation of high standards, design and build quality. Holmwood Park is conveniently located for the town centre which is located less than 1.5 miles away. Ferndown itself offers a good choice of supermarkets, medical facilities, post office, banks and schools. The local pub, The Angel is located approximately 600 metres away.





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