

Casterbridge Road

Ferndown, BH22 8LN



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“A simply stunning and spacious 2,500 sq ft family home situated in the heart of a popular modern development”

FREEHOLD GUIDE PRICE £750,000

This substantially enlarged and superbly finished five double bedroom, one bathroom, two shower room, three reception room detached three storey family home has a secluded and landscaped rear garden, detached double garage converted into a gym and driveway providing generous off road parking.

The current owners have managed to create a stunning and spacious family home which has been finished to an extremely high standard. A particular feature of the ground floor accommodation is a 34' x 22' open plan kitchen/breakfast/dining/family room which overlooks a secluded east facing and landscaped rear garden.

The property is tucked away in a small select cul-de-sac with just three other executive family homes whilst situated in the heart of the Camelias development.

- **A 2,500 sq ft five bedroom three storey detached family home with a converted and detached converted double garage**

Ground floor:

- Spacious **entrance hall** with wood effect Karndean flooring
- **Cloakroom** finished in a stylish white suite
- **Office** with Karndean flooring and a double glazed window to the front aspect
- Stunning 34' x 22' open plan **kitchen/breakfast/dining/family room**. This room undoubtedly has the wow factor and is a fantastic family and entertaining space which is filled with lots of natural light through a 9' atrium skylight and has a tiled floor and underfloor heating
- The **kitchen/breakfast area** has been beautifully finished with extensive granite worktops with matching upstands and a central island unit also finished in granite which forms a breakfast bar with inset sink and boiling hot water tap. There is an excellent range of integrated appliances to include: Neff oven, combination oven, 5 ring gas hob with extractor canopy above, dishwasher and fridge
- **Dining area** with ample space for an 8 seater dining table and chairs, excellent range of fitted units and double glazed French doors leading out into the rear garden
- The **family area** has a floor to ceiling picture window overlooking the rear garden and opening through into the lounge
- 23' **Lounge** is a light and spacious reception room. An attractive focal point of the room is a stone fireplace with living flame coal effect gas fire and a bay window to the front aspect

First floor:

- Spacious **first floor landing** with stairs rising to the second floor accommodation
- **Bedroom one** is a generous size double bedroom benefitting from two fitted double wardrobes
- Spacious family **bathroom/shower room** incorporating a panelled bath with mixer taps and shower attachment, separate good sized corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, Karndean flooring
- **Bedroom two** is also a generous sized double bedroom with fitted double wardrobes
- **En-suite shower room** finished in a stylish white suite incorporating a good sized shower cubicle, chrome raindrop shower head and separate shower attachment, WC with a concealed cistern, wall mounted wash hand basin with vanity storage beneath, partly tiled walls
- **Bedroom three** is also a generous sized bedroom
- **Bedroom four** is again a double bedroom with a fitted double wardrobe
- **Family shower room** finished in a stylish white suite incorporating a large walk-in shower area with an oversized raindrop shower head and separate shower attachment, WC with a concealed cistern, wash hand basin with vanity storage beneath, partly tiled walls

Second floor:

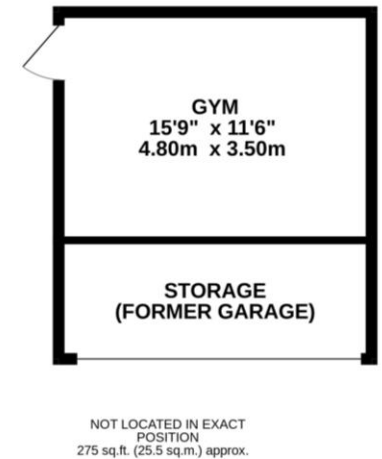
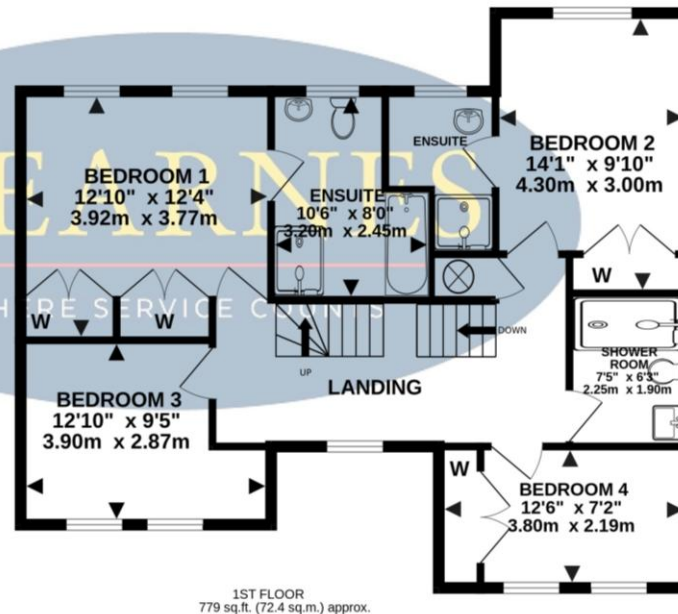
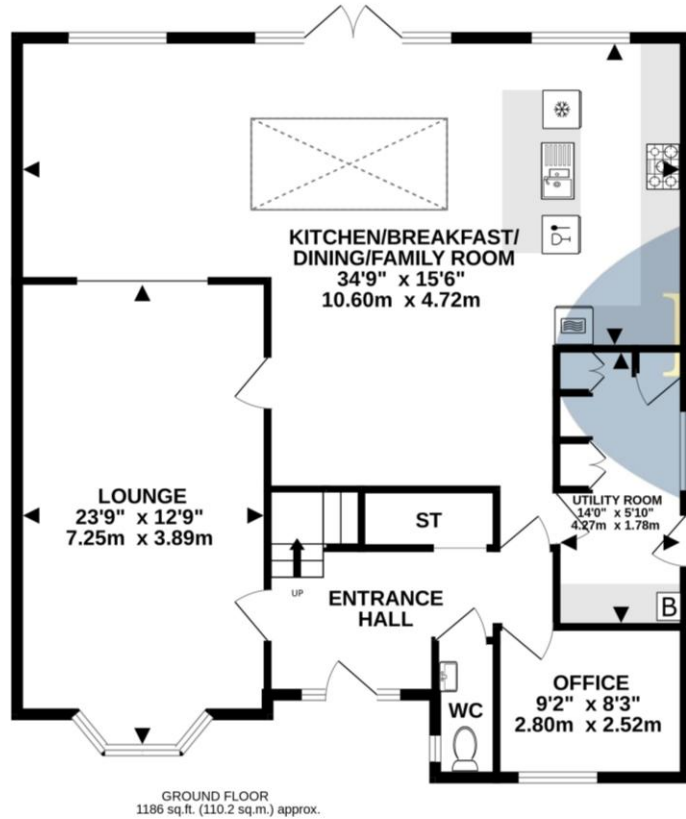
- **Family room** with access into the eaves for useful storage and two double glazed Velux windows
- 17' **Fifth bedroom** with access into the eaves for useful storage

COUNCIL TAX BAND: G

EPC RATING: C





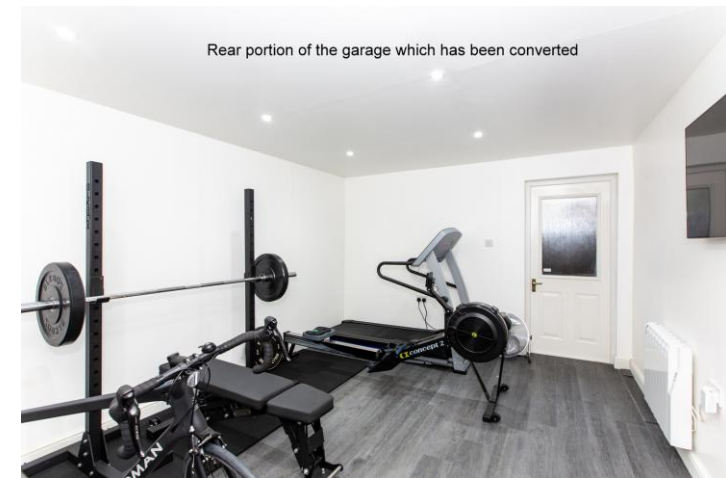


TOTAL FLOOR AREA : 2590 sq.ft. (240.6 sq.m.) approx.

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** measures approximately 40' x 20', has been landscaped for ease of maintenance and offers a good degree of seclusion. Adjoining the rear of the property there is a porcelain paved patio and side path leading down to a side gate with a further area of large porcelain patio. The remainder of the garden is laid to artificial lawn which is bordered by well stocked flower beds. A front driveway provides generous off road parking and in turn leads up to a detached double garage
- Detached **double garage** has been partly converted into a gym with the front portion remaining for useful storage
- **Further benefits** include double glazing with window shutters, a gas fired heating system and underfloor heating in the kitchen/breakfast/dining/family area

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1mile away. Ferndown also has a championship golf course on Golf Links Road.



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