



**Paddocks Way, Longham
Dorset, BH22 9FW**

FREEHOLD PRICE Offers Over £425,000

***“An immaculately presented and spacious
1,300 sq ft family home with a single garage”***

A generous size and immaculately presented four bedroom, one bathroom, one shower room, three storey end of terraced family home with a landscaped rear garden, single garage and also one allocated parking space. The property is situated in the heart of the popular Holmwood Park development.

This light, spacious and versatile 1,300 sq ft family home also has the remainder of an NHBC builders warranty.

Ground floor:

- **1,300 sq ft Three storey end of terraced four bedroom family home with a landscaped garden and single garage**
- Good sized **entrance hall** with double doors leading through into the lounge/dining room
- Spacious **ground floor cloakroom** finished in a modern white suite with a useful understairs cupboard
- Modern **kitchen** incorporating ample roll top worksurfaces with a good range of high gloss base and wall units with underlighting, integrated oven, hob and extractor, fridge/freezer, dishwasher and washing machine with a cupboard housing a gas fired boiler and double glazed window to the front aspect
- **15ft Lounge/dining room**
- **The dining area** has a vaulted ceiling with glass roof flooding this reception room with lots of natural light, double glazed French doors lead out into the landscaped rear garden

First floor:

- **Landing** with airing cupboard
- **Bedroom one** is a generous sized double bedroom
- Good sized **en-suite shower room** finished in a stylish white suite incorporating a good size corner shower cubicle, WC with concealed cistern, wall mounted wash hand basin, fully tiled walls
- **Bedroom two** is a generous sized double bedroom

Second floor:

- Spacious **family bathroom/shower room** finished in a stylish white suite incorporating a panelled bath with mixer taps and shower attachment, good sized separate shower cubicle, WC with concealed cistern, wall mounted wash hand basin, partly tiled walls
- **Bedroom three** is also a generous sized double bedroom with a fitted wardrobe
- **Bedroom four** is a single bedroom

Outside:

- **The rear garden** has been landscaped for ease of maintenance, is fully enclosed and measures approximately 30ft in length
- Adjoining the rear of the property there is a paved patio area with a side gate. The remainder of the garden is predominantly laid to artificial lawn. At the far end of the garden there is a raised, decked seating area.
- The property is also conveyed with a **single garage** located in a nearby block and the property is also conveyed with **one allocated parking space**
- **Further benefits include:** double glazing, a gas fired heating system and remainder of the NHBC builders warranty

AGENTS NOTE: there is a maintenance charge of approximately £29 per month for the maintenance of all the communal areas.

Ferndown's town centre is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. The Angel family pub is less than half a mile away. Marks & Spencer's Food Hall is located less than one mile away.

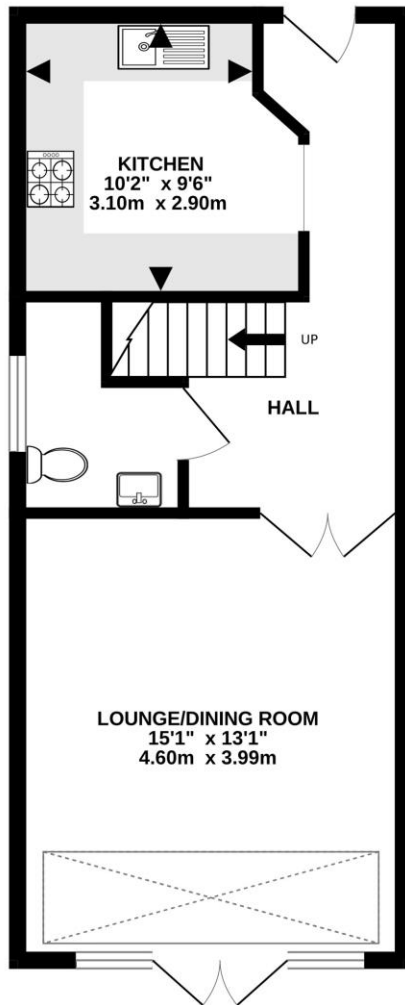
COUNCIL TAX BAND: E

EPC RATING: B

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



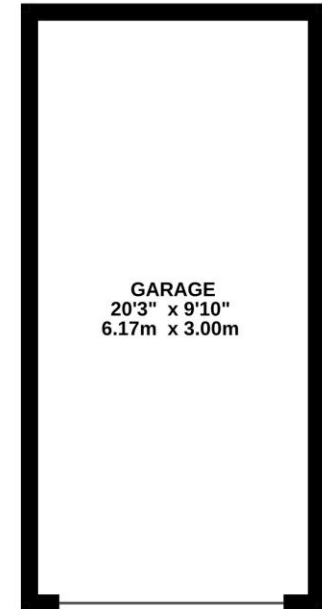
GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
199 sq.ft. (18.5 sq.m.) approx.

TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

