

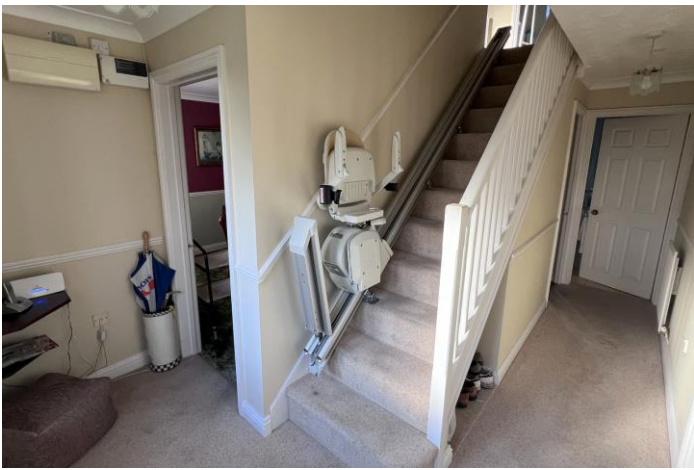
Clifton Gardens

Ferndown, Dorset BH22 9BE



HEARNES

WHERE SERVICE COUNTS



“An attractive modern detached family home set in a small cul-de-sac backing onto Ferndown Common only ¾ of a mile from Ferndown town centre amenities”

FREEHOLD PRICE £700,000

This well proportioned detached residence is offered with no chain and comprises four bedrooms, two bathrooms, dining room, spacious dual aspect living room with patio doors, modern fitted kitchen/breakfast room, single garage and driveway providing off road parking.

Clifton Gardens is a small development built in the 90's providing easy access to local reputable schools, a Marks & Spencer food hall and regular bus routes.

- **Well proportioned detached modern family home offered with no onward chain**

Ground floor:

- **Entrance hall**
- **Dining room** with ample space for dining table and chairs, double glazed leaded window and door to hallway
- Dual aspect **lounge/dining room** with leaded light double glazed window to the front aspect and double glazed sliding patio doors giving access to and overlooking the rear garden. An attractive feature of the room is a fireplace with stone mantle, hearth and inset gas fire
- **Kitchen/breakfast room** fitted with modern white gloss wall and floor mounted units with worktops and breakfast bar table, oven, space and plumbing for washing machine, integral dishwasher and fridge, double glazed window and door to the garden, tiled splashbacks and extractor hood
- **Cloakroom** fitted in a modern white suite comprising WC, modern sink, part tiled walls, double glazed window

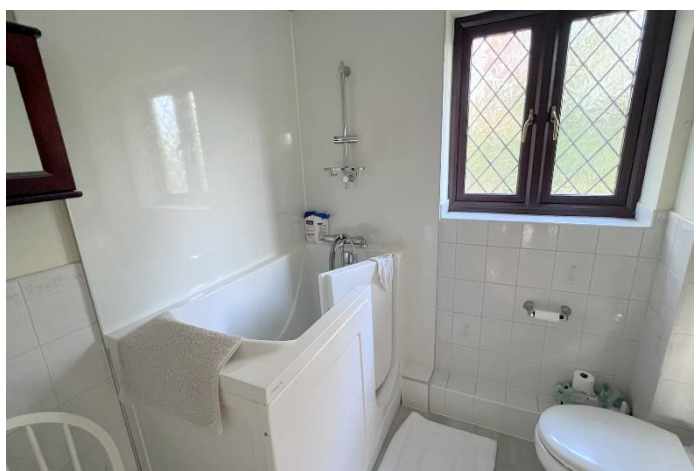
First floor:

- **Landing**
- **Bedroom one** fitted in a comprehensive range of wardrobes with mirror fronted sliding doors, double glazed leaded light window to the front aspect and door to the en-suite bathroom
- **En-suite bathroom** comprising bath, pedestal wash hand basin, low level WC, with matching tiled splashback and tiled walls to half height
- **Bedroom two** with fitted single wardrobe between bed recess, double glazed leaded light window to the front aspect
- **Bedroom three** has fitted mirrored wardrobes and double glazed window to side aspect
- **Bedroom four** with double glazed window
- **Family bathroom** has been adapted and comprises of a walk-in bath with shower attachment, wash hand basin and WC, double glazed window, part tiled walls

COUNCIL TAX BAND: E

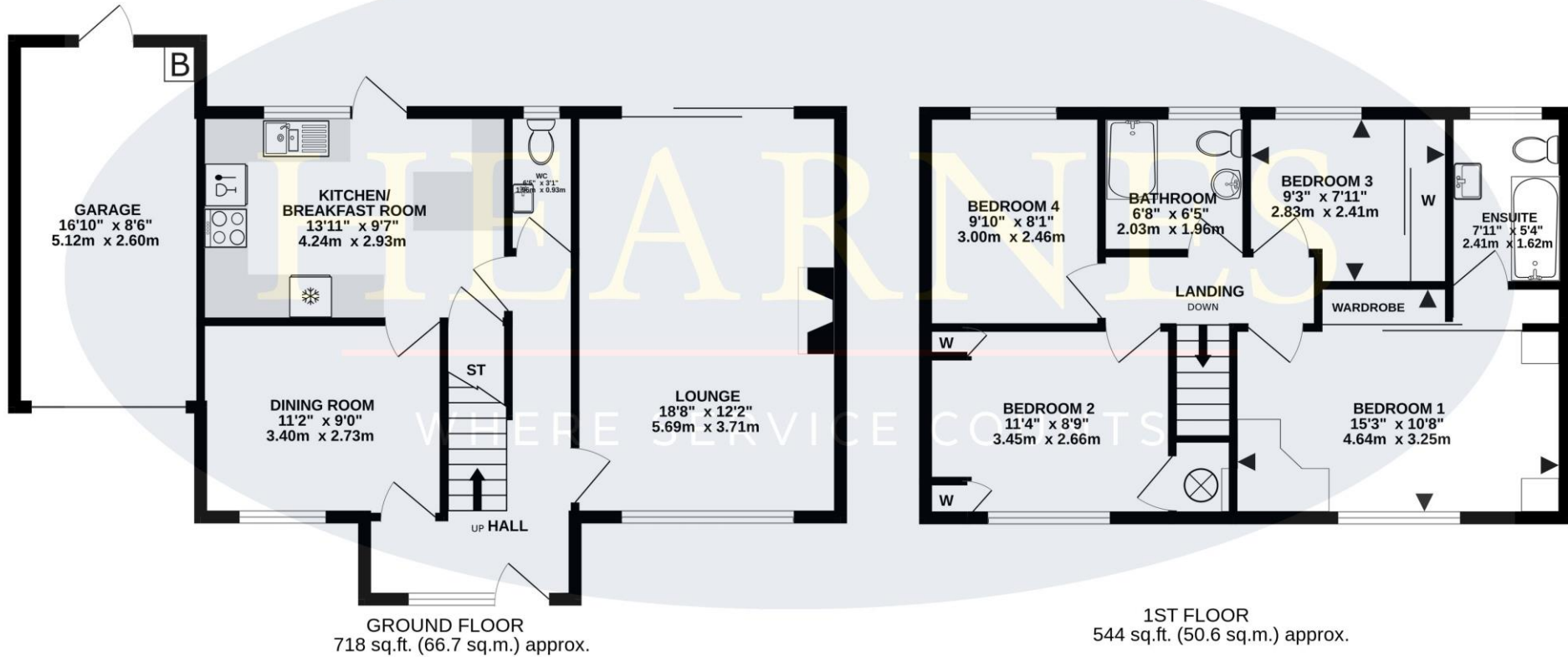
EPC RATING: D





TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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 property sits at the head of a cul-de-sac with a **driveway** providing parking for two vehicles and a lawned garden area leading to an attached single garage
- **Single garage** with up and over door, power and light, wall mounted gas boiler and rear access
- **The rear garden** is mainly laid to lawn with a paved patio and mature wooded backdrop beyond Ferndown Common and enclosed by wood paneled fencing and gated access at the side, shed, patio furniture
- **Further benefits include;** leaded light double glazing, gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown is located approximately $\frac{3}{4}$ of a mile from Ferndown's town centre.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



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