

# Dormy Crescent

Ferndown, Dorset, BH22 8FB



**HEARNES**

WHERE SERVICE COUNTS







***“An impeccably presented and simply stunning family home, sitting proudly on a secluded plot measuring 0.3 of an acre, approximately 500 metres from Ferndown’s Championship Golf Course”***

**FREEHOLD GUIDE PRICE £1,250,000**

This exceptionally well-finished and superbly positioned five double bedroom, one bathroom, two shower room, three reception room detached family home has a 70ft rear garden, detached double garage and a driveway providing generous off-road parking for numerous vehicles. Sitting centrally on a larger than average private plot which is approaching 1/3 of an acre.

The property enjoys a premier location on the edge of this exclusive and select development, finished in 2018 by the local renowned and award-winning builders, Pennyfarthing Homes. This particular property was the former show home and occupies a larger than average plot. The house was built to an extremely high specification and finish, with low maintenance and energy efficiency. The property has some lovely finishing touches, which include oak faced doors complimented by chrome handles, high ceilings, timber staircase with glass balustrade and oak handrail, underfloor heating throughout the ground floor and the house has been decorated with a Farrow & Ball colour scheme. The Dormy is also conveniently located approximately 500 meters from Ferndown’s Championship golf course.

- **Five bedroom detached family home, occupying a larger than average seclude plot measuring 0.3 of an acre.**

**Ground Floor:**

- Impressive **22ft reception hall**, giving an immediate feeling of space, with two fitted double storage cupboards and coat cupboard. Underfloor heating continues throughout the ground floor accommodation.
- Generous sized and beautifully appointed **cloakroom**, incorporating a WC with concealed cistern, wash hand basin with vanity storage beneath and tiled floor.
- 25ft Impressive and dual aspect **kitchen/breakfast room**. The kitchen has been beautifully finished with extensive Quartz worktops which continue round to form a breakfast bar, matching upstands, a good range of base and wall units with under cupboard lighting and LED ambient floor lighting, an excellent range of Siemens integrated appliances to include double oven, combination microwave, warming drawer, five ring gas hob with extractor canopy above, fridge, freezer and dishwasher. The breakfast area has ample space for a breakfast table and chairs and a sofa, with French doors leading out to the rear garden and patio.
- Good sized **utility room** with a recess and plumbing for a washing machine, recess and outlet for a tumble dryer, wall-mounted gas-fired Worcester boiler and tiled floor.
- Impressive **triple aspect 19ft x 16ft sitting room** which has bi-fold doors opening to offer uninterrupted views over the private rear garden. A contemporary electric living flame fire creates an attractive focal point.
- Generous sized **study**
- Large **separate dining room** with a box bay window offering a pleasant outlook over the front garden

**First Floor:**

- Impressive 17ft x 10ft **galleried landing** with oak and glass staircase balustrade.
- 16ft **Master bedroom** with vaulted ceiling and triangular feature window, offering a pleasant outlook over the rear garden and fitted floor to ceiling wardrobes with mirrored sliding doors
- Luxuriously appointed **en-suite shower room** incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, his and hers wash hand basins and tiled floor.
- **Guest double bedroom** with fitted floor to ceiling wardrobes with sliding doors
- Good sized **en-suite shower room** beautifully appointed and incorporating a walk-in shower cubicle, wash hand basin with vanity storage beneath, WC and tiled floor.
- **Three further double bedrooms**, with the fifth bedroom currently used as an office.
- Sumptuously appointed and spacious **family bathroom/shower room** incorporating a panelled bath, separate shower cubicle, wc, wash hand basin with vanity storage beneath and tiled floor.
- **Further benefits include** a gas-fired heating system with underfloor heating throughout the ground floor accommodation and the property could be offered with no onward chain

**COUNCIL TAX BAND: G**

**EPC RATING: B**







**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

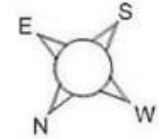
The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

**Approximate Gross Internal Area**

**Main House = 2438 Sq Ft/227 Sq M**

**Garage = 373 Sq Ft/35 Sq M**











## Outside

- The **rear garden** is without doubt a superb feature of the property as it measures approximately 70ft x 60ft, is fully enclosed by mature shrubs and fencing and offers an excellent degree of seclusion. Adjoining the rear of the property there is a large paved patio which can be accessed via the sitting room and kitchen/breakfast room. The remainder of the garden is predominantly laid to lawn and bordered by well-stocked flower beds. In the far corner of the garden there is a further area of private patio. The lawn continues down one side of the property, which in turn leads to the detached double garage.
- Large area of **front lawn** with a maximum overall measurements of 120ft x 70ft. The front garden is stocked with many attractive plants and shrubs.
- A block paved front driveway provides **off-road parking** for numerous vehicles and in turn leads up to a detached double garage.
- **Detached double garage** (formerly the show home site office) and therefore has a plastered ceiling with spotlights, power, a personal door and remote control up and over door.

Ferndown is a most pleasant town with shops, restaurants, and a Marks & Spencer's food hall within easy reach. Ferndown also has a Championship Golf Course on Golf Links Road, of which the clubhouse is approximately 500 metres away. The town centre itself is located less than 1 mile away.





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



[www.hearnes.com](http://www.hearnes.com) Offices also at:  
Bournemouth, Poole, Ringwood & Wimborne