



HEARNES

WHERE SERVICE COUNTS

**Victoria Gardens
Ferndown BH22 9JQ**

FREEHOLD PRICE

£400,000

“Conveniently located in the heart of Ferndown enjoying a cul-de-sac location and offered with no chain”

This immaculately presented and extended four-bedroom, one bathroom, one shower room, two reception room, end of terrace family home has a secluded west facing garden and driveway providing generous off-road parking, whilst tucked away in a sought-after cul-de-sac location and conveniently located approximately ½ a mile from Ferndown’s town centre.

The property has been extended on the ground floor to create a separate dining room and a 19ft kitchen. The garage has also been converted to create a fourth bedroom which has an ensuite shower room.

The property is offered in immaculate condition and now comes to market offered with no onward chain.

An extended four-bedroom end of terrace family home with a secluded west facing garden and no chain.

Ground Floor

- **Entrance hall**
- **Ground floor cloakroom** finished in a white suite with fully tiled walls and flooring
- **19ft lounge**
- **Separate dining room** with sliding patio doors leading out into the rear garden
- **19ft modern kitchen** incorporating roll top work surfaces, base and wall units, recess for range cooker with extractor canopy above, integrated fridge and freezer, recess and plumbing for washing machine and dishwasher, tiled floor and a double-glazed door leading out into the rear garden
- **Bedroom four** is a good-sized double bedroom and was formerly the garage
- **Ensuite shower room** incorporating a shower cubicle and wash hand basin

First Floor

- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, dressing table, drawer storage and bedside cabinets
- **Bedroom two** is also a generous sized double bedroom
- **Bedroom three** is also a double bedroom currently being used as an office
- **Spacious family bathroom** finished in a modern white suite incorporating an oversized bath with shower over, pedestal wash hand basin, WC, fully tiled walls and flooring

Outside

- **The rear garden** faces a westerly aspect, offers an excellent degree of seclusion and is fully enclosed. The garden has been landscaped for easy maintenance and is laid to artificial lawn. As side gate opens onto a side path.
- **A front driveway** provides generous off-road parking

Further benefits include double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

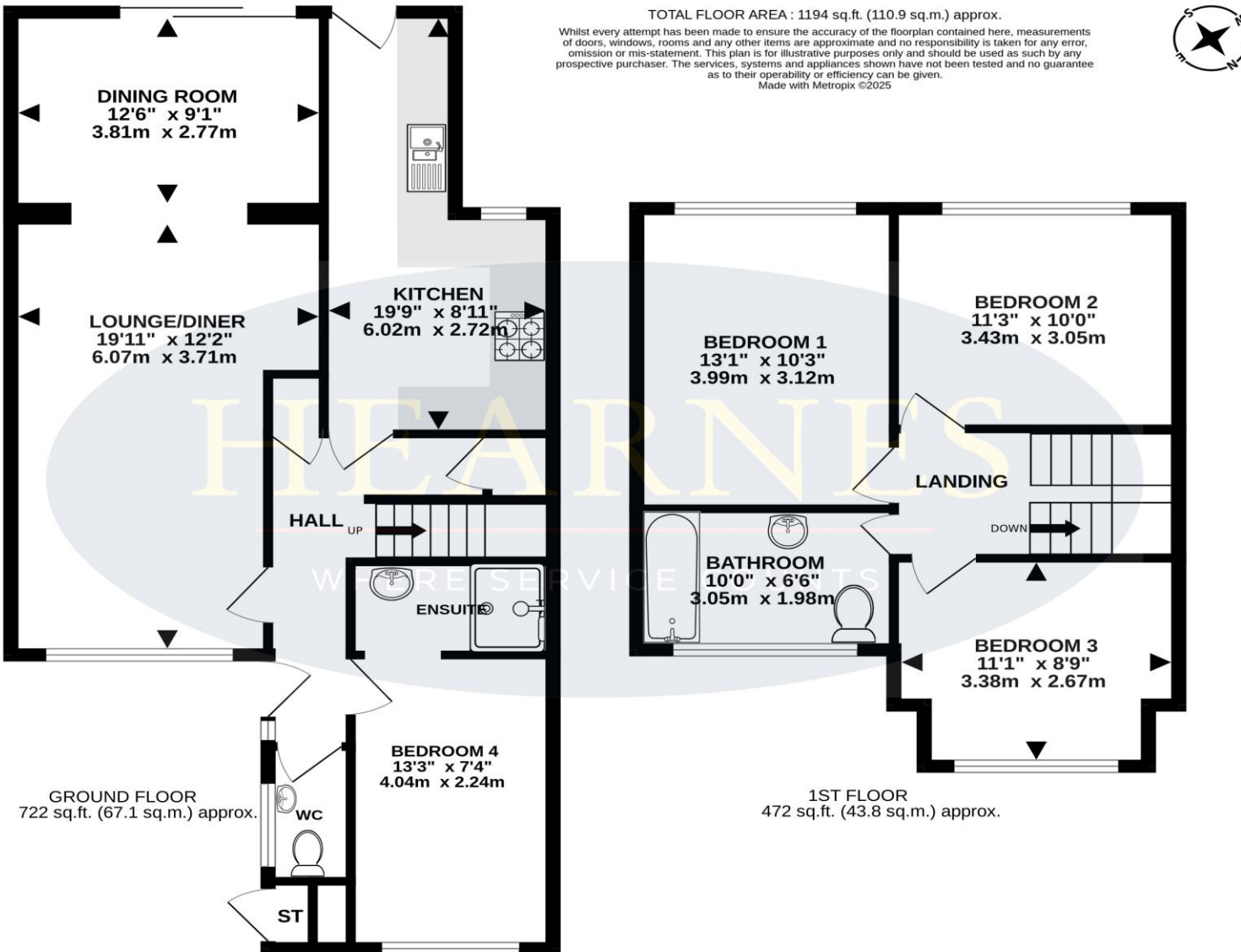
Ferndown offers an excellent range of shopping, leisure and recreational facilities

COUNCIL TAX BAND: D

EPC RATING: D

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.





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