



HEARNES
WHERE SERVICE COUNTS

Amberwood
Ferndown, Dorset BH22 9JT

FREEHOLD GUIDE PRICE

£400,000

“A substantially enlarged and beautifully finished family home with a west facing garden”

This extended and beautifully finished three bedroom, one bathroom, one shower room semi-detached family home has a utility room, enclosed west facing rear garden, 9ft integral storage space and driveway providing generous off road parking.

The current owners have substantially enlarged this family home and have managed to create a light and spacious property which has been finished to a high standard. The property is situated at the end of a cul-de-sac, whilst located conveniently for the local amenities.

- **An extended and modernised three bedroom family home in a cul-de-sac**

Ground floor:

- **Entrance hall**
- **Good size lounge** with double glazed window to the front aspect
- 24ft Beautifully finished and stunning open plan **kitchen/dining room**
- **Kitchen area** is finished with contemporary slimline worktops with a good range of base and wall units, there is an excellent range of integrated appliances to include twin ovens, electric hob and extractor canopy above and dishwasher and fridge with double glazed French doors leading out into the rear garden
- **The dining area** has ample space for an 8 seater dining table and chairs with double glazed window overlooking the rear garden and a further door leading through into the utility room
- **Good size utility room** with sink unit, recess and plumbing for washing machine and internal door leading through into the integral useful storage space
- **Shower room** finished in a stylish white suite incorporating a good size rectangular shower cubicle with black raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath

First floor:

- **Bedroom one** is a generous sized room benefitting from fitted double wardrobe
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a good size single bedroom
- **Family bathroom** refitted in a stylish white suite incorporating a panelled bath with glass shower screen, chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls

Outside:

- **The rear garden** faces a westerly aspect, has been landscaped and is fully enclosed
- Adjoining the rear of the property there is **timber decked seating area**. A side path opens onto the front driveway. There is a play area, lower level patio with shed and lawned area
- **A front driveway** provides off road parking for two vehicles which in turn leads up to a 9ft integral useful storage space
- **9ft Integral useful storage space** has a remote control up and over door, light and power, side personal door and an internal door leading through into the property
- **Further benefits include**; double glazing and a gas fired heating system

Ferndown's town centre is located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

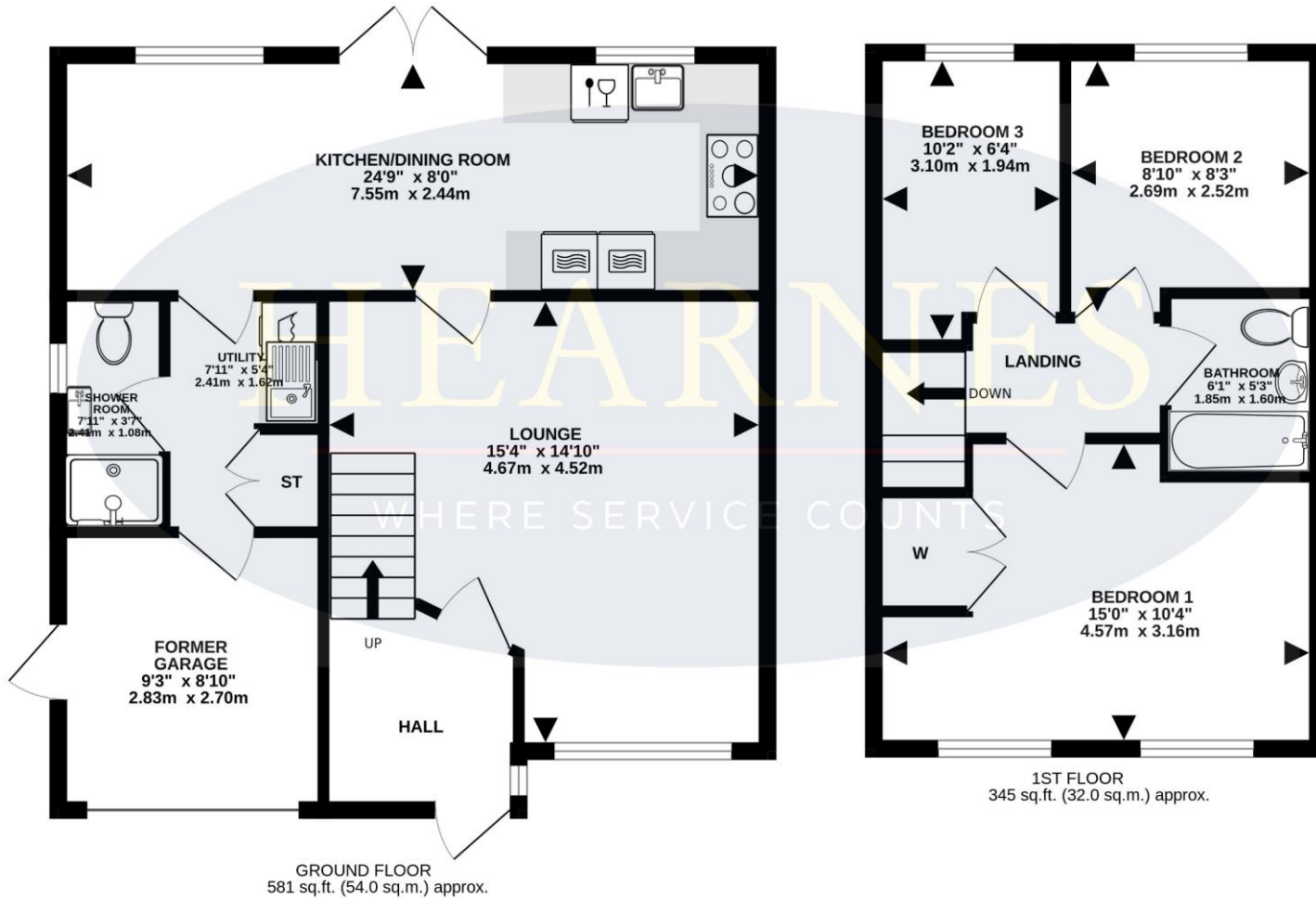
EPC RATING: D

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.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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

