

# Monkton Close

Ferndown, Dorset BH22 9LL



**HEARNES**

WHERE SERVICE COUNTS



# ***“A beautifully finished and conveniently located family home with a secluded garden, in a cul-de-sac”***

**FREEHOLD GUIDE PRICE £630,000**

The deceptively spacious and beautifully finished four double bedroom, one bathroom, one shower room, detached family home has a secluded rear garden and a front driveway providing generous off-road parking, whilst tucked away in a sought after and convenient cul-de-sac location.

This spacious family home was constructed in 2022 and includes the remainder of a 10 year building warranty. There are some lovely finishing touches which include under floor heating throughout the ground floor accommodation, sophisticated air source heat pump for the central heating system and a large array of 18 solar panels on the roof generating electricity and substantially reducing the utility costs.

The property is also conveniently located approximately 950 metres from Ferndown town centre.

**A four double bedroom detached family home with solar panels, air source heat pump and enclosed garden.**

## **Ground Floor**

- **19ft spacious entrance hall** with direct access into a large integral store room
- **23ft x 18ft stunning open plan kitchen/dining room.** The kitchen area incorporates ample worktops with inset lighting, base and wall units, integrated Bosh double oven, hob with extractor above, dishwasher, space for American style fridge/freezer, double glazed window overlooking the rear garden, the dining area has ample space for a large dining table and chairs and a low level breakfast bar with fitted desk unit, cupboards and shelving and sliding patio doors leading out into the rear garden.
- **16ft light and spacious lounge** with bespoke fitted storage units, shelving and tv recess with an additional useful storage cupboard
- Good sized **utility room** with recess and plumbing for washing machine, sink unit with a rinse hose, double glazed door leading out onto a side path
- **Cloakroom** finished in a stylish white suite incorporating a WC with concealed cistern, stone wash hand basin, mixer taps and vanity storage beneath, partly wooden panelled boarded walls

## **First Floor**

- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, cupboard storage and dressing table
- **Spacious ensuite shower room**, incorporating a good sized walk-in shower area, chrome rain drop shower head and separate shower attachment, WC with concealed cistern, contemporary wash hand basin with vanity storage underneath, fully tiled walls and flooring
- **Three further generous sized bedrooms** with fitted bedroom furniture
- Beautifully finished and spacious **family bathroom** incorporating an oversized bath with chrome rain drop shower head and separate shower attachment, WC with concealed cistern, contemporary wash basin with vanity storage beneath, storage cupboard, fully tiled walls and flooring

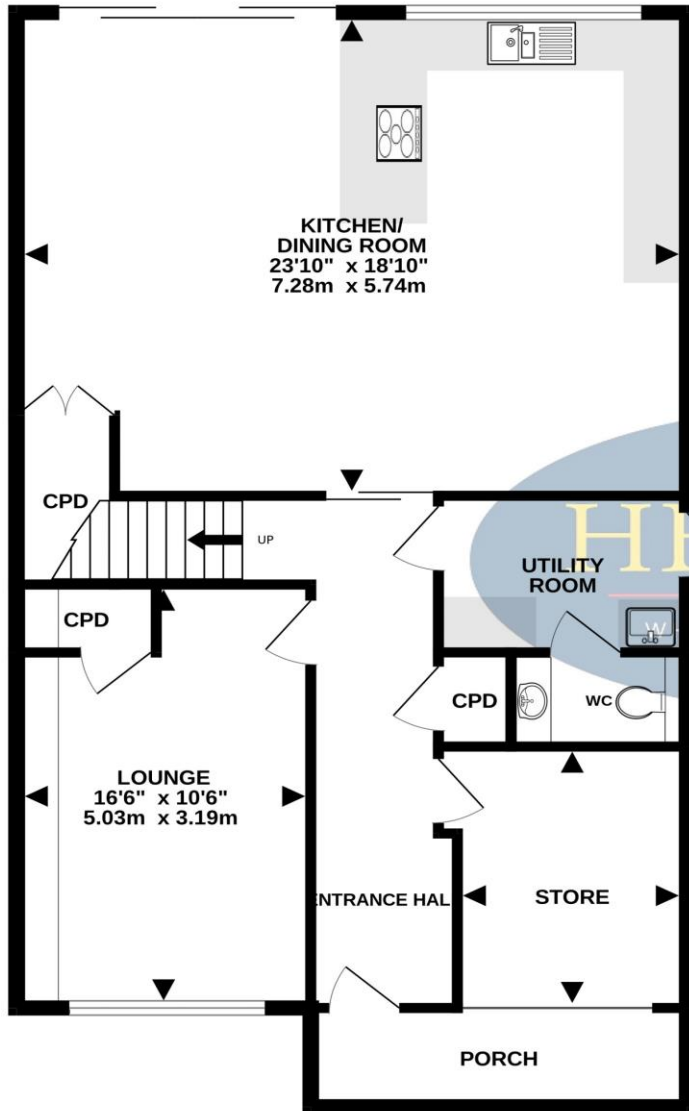
**COUNCIL TAX BAND: F**

**EPC RATING: B**

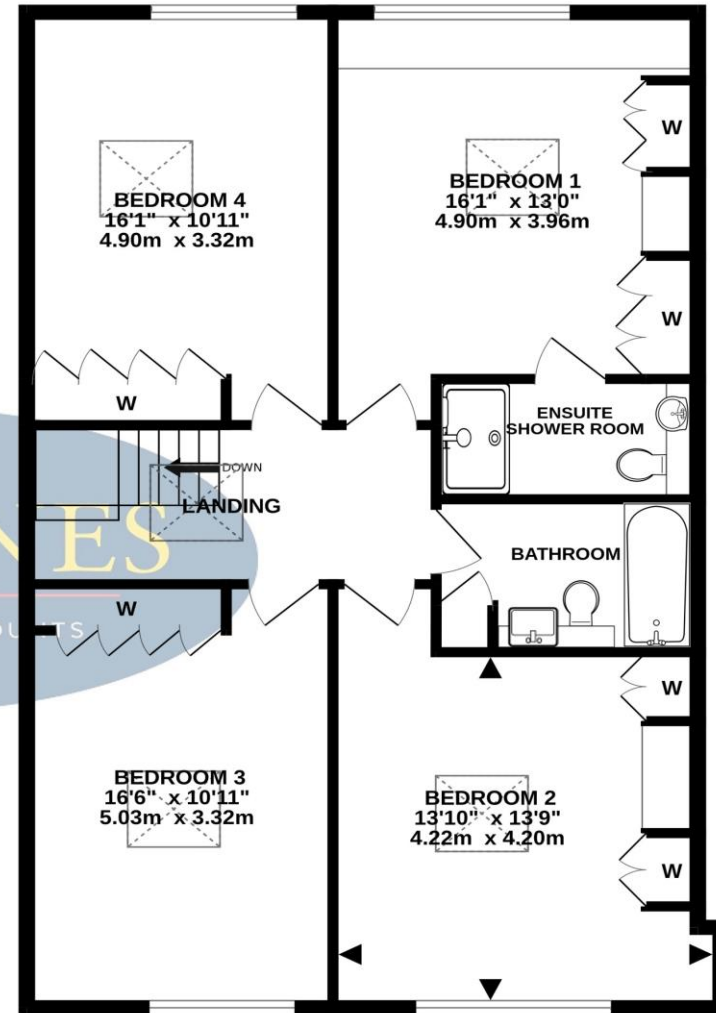




GROUND FLOOR  
977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 1906 sq.ft. (177.1 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 **rear garden** is a superb feature of the property as it measures approximately 30ft x 40ft, is fully enclosed and offers an excellent degree of seclusion. Adjoining the rear of the property there is an Indian Sandstone paved patio.

The **garden has been landscaped** to incorporate a **raised deck seating area** with additional decked seating area with trellis over, a **barbecue area** and **woodchip play area** with a **timber storage shed**. There is a wide side path leading down to a side gate, whilst on the opposite side of the property there is a further area of garden which could be used as required and leads down to a further side gate.

A **front driveway** provides generous off-road parking and in turn leads up to an integral store room. A **store room** has got a remote control roll up and over door, light and power and an internal door leading into the property.

Further benefits include double glazing, electric heating with air source heat pump, underfloor heating throughout the ground floor accommodation, 18 solar panels which provide a yearly income and substantially reduce the yearly utility costs.

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



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