



Rose Farm Close
Ferndown, Dorset, BH22 8JA

FREEHOLD PRICE

£375,000

“An upgraded family home with a secluded west facing garden, garage and parking”

This superbly positioned and immaculately presented three bedroom, one bathroom, one shower room, mid-terrace family home has a double glazed conservatory overlooking a secluded west facing rear garden. A detached garage which has been sub-divided to create a home office/gym and generous off road parking whilst situated in a sought after cul-de-sac location offered with no onward chain. It has undergone a number of improvements which include a refitted modern kitchen/breakfast room and a conservatory which overlooks a private, west facing rear garden. The property also has the benefit of generous allocated off road parking and a single garage which has been partly converted to create a home office/gym.

- **A modernised three bedroom mid-terrace family home offered with no chain in a cul-de-sac**

Ground floor:

- **Entrance hall**
- **Ground floor cloakroom** finished in a white suite with WC, wash hand basin with vanity storage beneath, tiled floor
- Modern, refitted **kitchen** incorporating ample roll top worksurfaces with a good range of base and wall units, integrated oven, hob and extractor, dishwasher, washing machine, fridge and freezer with attractive tiled splashbacks and cupboard housing wall mounted gas fired boiler and double glazed window overlooking the front garden
- **Lounge/dining room** with good sized understairs storage cupboard and bespoke fitted storage and cupboard storage with display recesses and TV recess with inset lighting
- **Conservatory** with wooden panelled flooring, double glazed and double glazed French doors leading out into a private, west facing rear garden

First floor:

- **Bedroom one** is a double bedroom with fitted wardrobes
- Spacious **en-suite shower room** finished in a white suite incorporating a corner shower cubicle, pedestal wash hand basin, WC
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a single bedroom currently used as a dressing room with fitted wardrobes
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over, wash hand basin with vanity storage beneath, WC, partly tiled walls

Outside:

- **The rear garden** faces a westerly aspect and offers an excellent degree of seclusion. The garden has been landscaped for ease of maintenance and comprises of an Indian sandstone paved patio, an area of artificial lawn and at the far end of the garden there is a benched seating area with raised flower beds and integrated lighting, a gate opens to give rear pedestrian access
- The property is conveyed with a **single garage** located in a nearby block
- There is a **driveway** in front of the garage providing off road parking and a further driveway alongside the garage providing additional 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

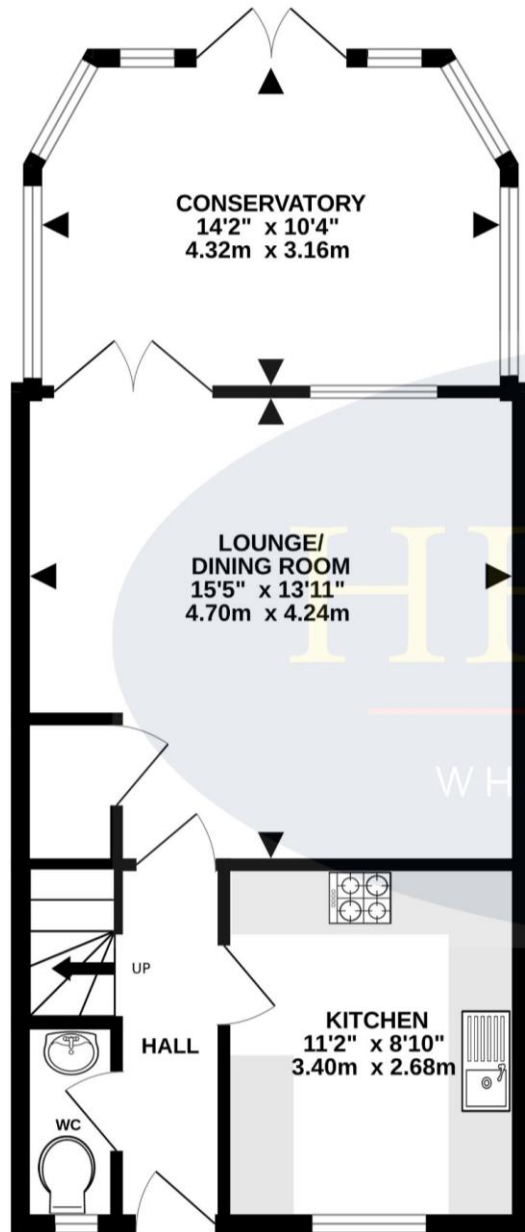
Ferndown's town centre is located approximately 1 mile away and offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

EPC RATING: C

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.



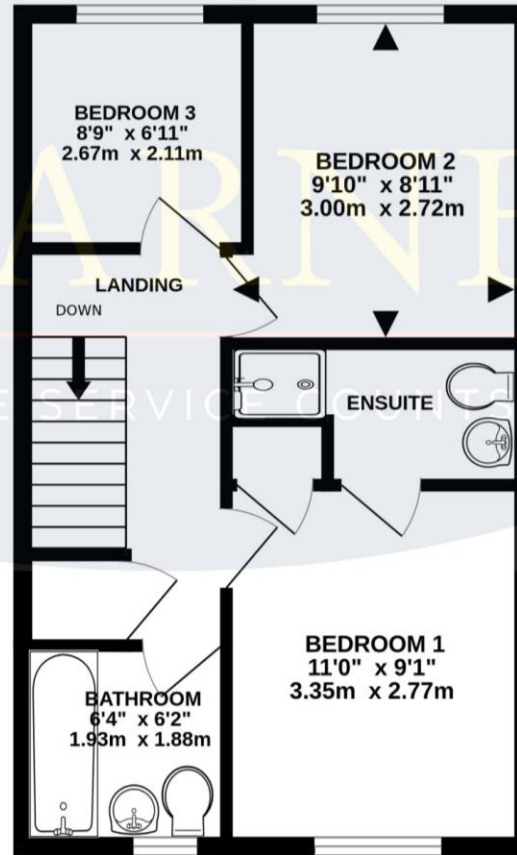


GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

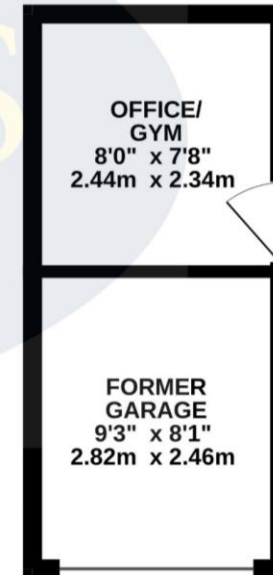
TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

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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1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
132 sq.ft. (12.3 sq.m.) approx.

