

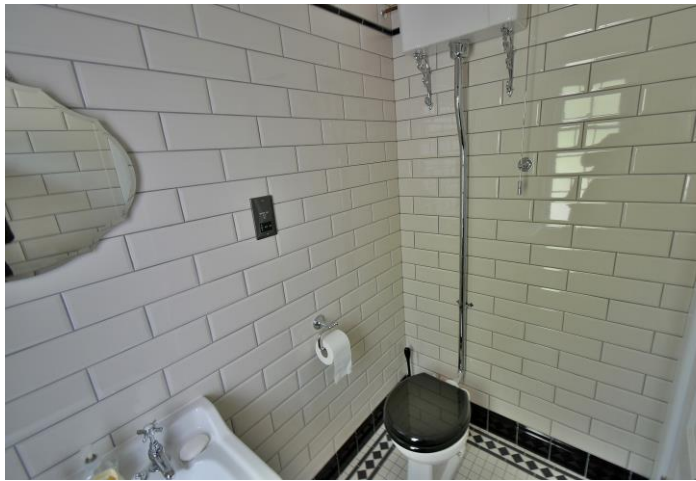
Carroll Avenue

Ferndown, Dorset, BH22 8BP



HEARNES

WHERE SERVICE COUNTS



“A lovingly refurbished 1930s family home occupying a plot measuring 0.6 of an acre in arguably one of Ferndown’s most sought after locations”

FREEHOLD GUIDE PRICE £1,200,000

This sympathetically modernised and rarely available four bedroom, one bathroom, one shower room, two reception room detached 1930’s family home has a 20’ conservatory, single garage, triple car port, a driveway providing generous off road parking for several vehicles and a 100ft southerly facing garden, whilst sitting proudly on a plot measuring in excess of half an acre.

‘Little Orchard’ has been lovingly refurbished by the current owners who have managed to retain the property’s charm character and original features where possible. The windows have been replaced with the latest double glazed metal Crittall windows. The internal doors have 1930’s replacement door furniture and there is also a newly replaced gas fired heating system with Victorian cast iron style radiators throughout.

Carroll Avenue is a private road and is arguably one of the most sought after locations within Ferndown. The property is conveniently located approximately 350 metres from the town centre.

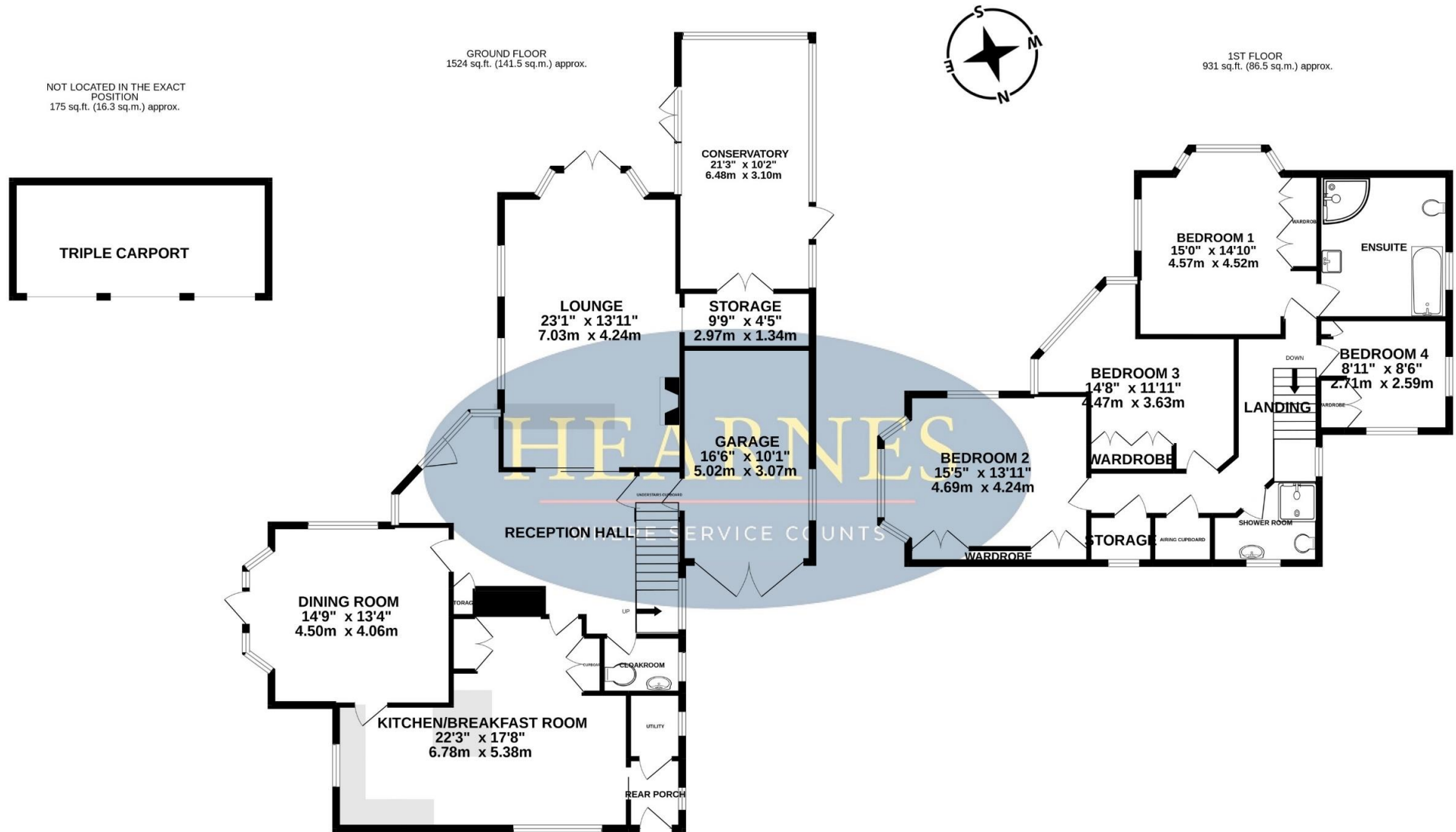
- **Four bedroom, two reception room detached 1930’s family home situated on a plot measuring 0.6 of an acre**
- Impressive 14’ x 13’ **reception hall** with fitted storage cupboard and door giving access through into the garage with a further double sliding internal doors leading through into the lounge
- Re-fitted ground floor **cloakroom** finished in a heritage style Burlington white suite incorporating a high level Victorian style WC, pedestal wash hand basin, fully tiled walls and flooring
- The **lounge** is a light and spacious 23’ dual aspect reception room with French doors leading out into the garden. An attractive focal point of the room is a stone fireplace with a wood burning stove
- **Storage room** with fitted shelving and double doors leading through into the conservatory
- 21’ **Conservatory** with views over the gardens and doors giving access
- Separate dual aspect **dining room** enjoying a pleasant outlook over the gardens with a door giving access
- 22’ x 17’ Dual aspect and Cottage style **kitchen/breakfast room** which has been beautifully finished with extensive woodblock work surfaces which continues round to form a breakfast bar with matching upstands and an inset Belfast sink with drainer, recess for a range cooker with extractor canopy above, integrated full height fridge and freezer, recess and plumbing for a dishwasher, integrated wine fridge, ample space for sofa, table and chairs
- **Utility cupboard** housing a replacement wall mounted gas fired Worcester boiler, recess and plumbing for washing machine and a water softener
- **First floor landing** with airing cupboard and walk-in storage cupboard
- Dual aspect **master bedroom** enjoying glorious views over the gardens benefitting from two fitted double and a single wardrobes
- Spacious and beautifully finished **en-suite bathroom/shower room** finished in a heritage style Burlington white suite incorporating a panelled bath, separate good sized shower cubicle, WC, pedestal wash hand basin and fully tiled walls
- **Bedroom two** is a good sized double bedroom enjoying a dual aspect with two fitted double wardrobes with cupboards above
- **Bedroom three** is a double bedroom with fitted wardrobes and shelving above
- **Bedroom four** is a good sized single bedroom enjoying a dual aspect, currently being used as an office with a fitted wardrobe and shelves above
- **Shower room** re-fitted in a heritage style Burlington white suite incorporating a corner shower cubicle, WC, pedestal wash hand basin, fully tiled walls

COUNCIL TAX BAND: G

EPC RATING: D







TOTAL FLOOR AREA : 2630 sq.ft. (244.3 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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- There is an impressive approach to the property with a gravelled in and out circular **driveway** providing generous off road parking for several vehicles. The driveway continues round to a triple car port and storage shed
- Integral within the property there is a **single garage**
- The **front garden** itself offers an excellent degree of seclusion, is stocked with many mature plants and shrubs and has a maximum overall measurement of 150' x 100'
- The main area of formal garden is a superb feature of the garden as it faces a southerly aspect and measures approximately 100' x 95'
- There is a large area of formal lawn which is immaculately kept. Within the garden there are attractive plants and shrubs as well as small fruit trees
- Adjacent to the property there is a good sized area of crazy paved patio which is enclosed by a low level wall and box hedge. Located down one side of the property there are two lockable garden stores, a timber shed and lock store
- Integral single **garage** has light and power, double doors and an internal door leading directly into the property

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a championship golf course on Golf Links Road. The clubhouse of the golf course is located approximately half a mile if walking and approximately 1 mile away by car.



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