

# Wollaton Road

Ferndown, BH22 8QY



**HEARNES**

WHERE SERVICE COUNTS







# *“An Immaculately presented and modernised family home with a secluded west facing garden”*

**FREEHOLD PRICE £575,000**

This beautifully finished and impeccably presented four bedroom, one bathroom, one shower room, detached family home has a double glazed conservatory overlooking a secluded west facing rear garden with a single garage and driveway. This superbly positioned and impeccably presented family home offers light and spacious accommodation whilst situated on the edge of the sought after Camellia's development.

- **A four bedroomed detached family home with a secluded west facing rear garden**

## **Ground floor**

- Spacious **entrance hall**
- Refitted ground floor **cloakroom** finished in a stylish white suite incorporating a WC with concealed cistern, wash hand basin, vanity storage beneath
- Generous sized **lounge** with bay window overlooking the front garden. An attractive focal point of the room is an open fireplace. There are double doors leading through into the dining room
- Separate **dining room**, double glazed French doors leading out into the Conservatory
- **Conservatory** is fully double glazed and enjoys a pleasant outlook of the rear garden and has double glazed French doors leading out onto the patio area
- Beautifully finished and refitted **kitchen/breakfast room** incorporating expensive quartz worktops, matching upstands. The worktops continue round to form a breakfast bar, with inset stainless steel one and a half bowl sink in it with rinse hose, integrated five ring gas hob with extractor above. Oven and combination oven, Bosch dishwasher, space for fridge/freezer and cupboard housing a wall mounted gas fired boiler with a double glazed door leading out into the rear garden and internal door leading through into the garage

## **First floor**

- **Bedroom one** is a generous sized double bedroom benefitting from two fitted double wardrobes.
- **Ensuite shower room**, refitted in a stylish white suite incorporating a good sized shower cubicle, a chrome raindrop showerhead and separate shower attachment, WC with concealed cistern, wash hand basin, vanity storage beneath, tiled floor.
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted double wardrobe and useful storage cupboard
- **Bedroom three** is a double bedroom
- **Bedroom four** is a good sized single bedroom
- **Family bathroom** refitted in a stylish white suite incorporating a shower/bath with chrome raindrop shower over, separate shower attachment, glass shower screen, WC with concealed cistern, wash hand basin, with vanity storage beneath, tiled floor.

**COUNCIL TAX BAND: E**

**EPC RATING: C**



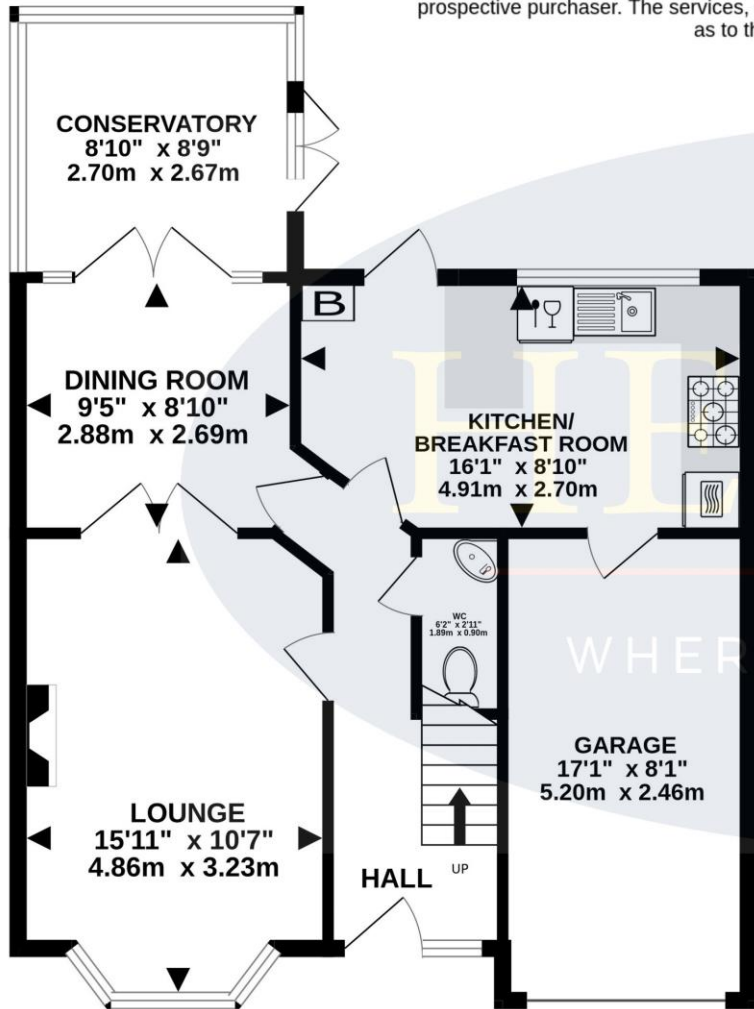




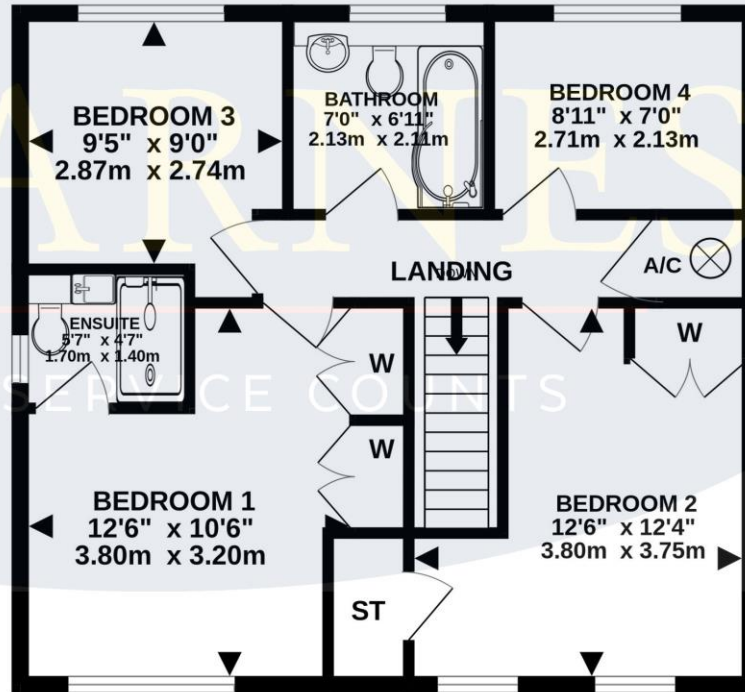
TOTAL FLOOR AREA : 1311 sq.ft. (121.8 sq.m.) approx.

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.

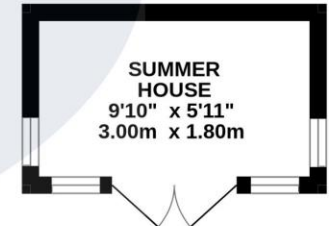
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GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



NOT LOCATED IN EXACT POSITION  
58 sq.ft. (5.4 sq.m.) approx.

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.









## Outside

- The **rear garden** is a superb feature of the property and faces a westerly aspect, offering good seclusion and measures approximately 40ft by 35ft
- Adjoining the rear of the property there is a **block paved patio**. The remainder of the garden is predominately laid to lawn. Within the garden there is a circular paved patio and a summer house. The garden itself is fully enclosed.
- The **front block paved driveway** provides generous off-road parking and in turn, leads up to a single garage. The front garden has been landscaped for easy maintenance and is stocked with attractive plants and shrubs.
- **Single garage** has an up and over door, light and power and internal door leading through into the kitchen/breakfast room and a double glazed side door leading out to a side path.
- **Further benefits** include double glazing, a gas fired heating system, and security alarm.

There is a small selection of amenities on Glenmoor Road, approximately half a mile away. Ferndown offers an excellent range of shopping and recreational amenities. Ferndown town centre is located approximately 1 mile away.





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