



**Victoria Mews, Ferndown
Dorset, BH22 9DF**

FREEHOLD PRICE

£425,000

“A superbly positioned and generous sized detached family home, located in the heart of Ferndown’s town centre with no chain”

This conveniently located and well-proportioned four bedroom, two shower room, one bathroom, two reception room detached family home has a utility room, enclosed rear garden and driveway providing off-road parking. Situated in a small select development in the heart of Ferndown’s town centre and offered with no onward chain.

- **Four bedroom detached family home in the heart of Ferndown, with no chain**

Ground Floor:

- 13ft Spacious **entrance hall** with understairs cupboard
- **Shower room** finished in a white suite incorporating a good sized walk in shower cubicle, chrome raindrop shower head and separate shower attachment, wc and pedestal wash hand basin
- **Lounge** with French doors leading out to the rear garden
- Separate **dining room** with a floor ceiling window allowing for lots of natural light
- **Kitchen/breakfast room** incorporating work surfaces, integrated oven, hob and extractor, integrated fridge and freezer, cupboard housing a replacement wall-mounted gas-fired Worcester boiler, attractive tiled splashbacks, space for a breakfast table and chairs, window overlooking the rear garden and French doors giving access
- **Utility room** with worktops, recess and plumbing for washing machine beneath and space for a condensing tumble dryer

First Floor:

- **Spacious landing**
- **Bedroom one** is a generous sized double bedroom
- Spacious **en-suite shower room** incorporating a good sized shower cubicle, pedestal wash hand basin and wc
- **Bedroom two and three** are both double bedrooms
- **Bedroom four** is a good sized single bedroom
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower attachment, wc and pedestal wash hand basin
- **Rear garden** measuring approximately 35ft in length, is fully enclosed and has been landscaped for ease of maintenance
- **The garden** incorporates a large Indian Sandstone paved patio and a small, gravelled area. There is an area of covered paved patio and a useful garden store. A side gate opens onto the side driveway
- Block paved side driveway providing generous **off-road parking**
- **Further benefits** include double glazing, a gas-fired heating system with replacement boiler and the property now comes to the market offered with **no onward chain**

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

COUNCIL TAX BAND: E

EPC RATING: C

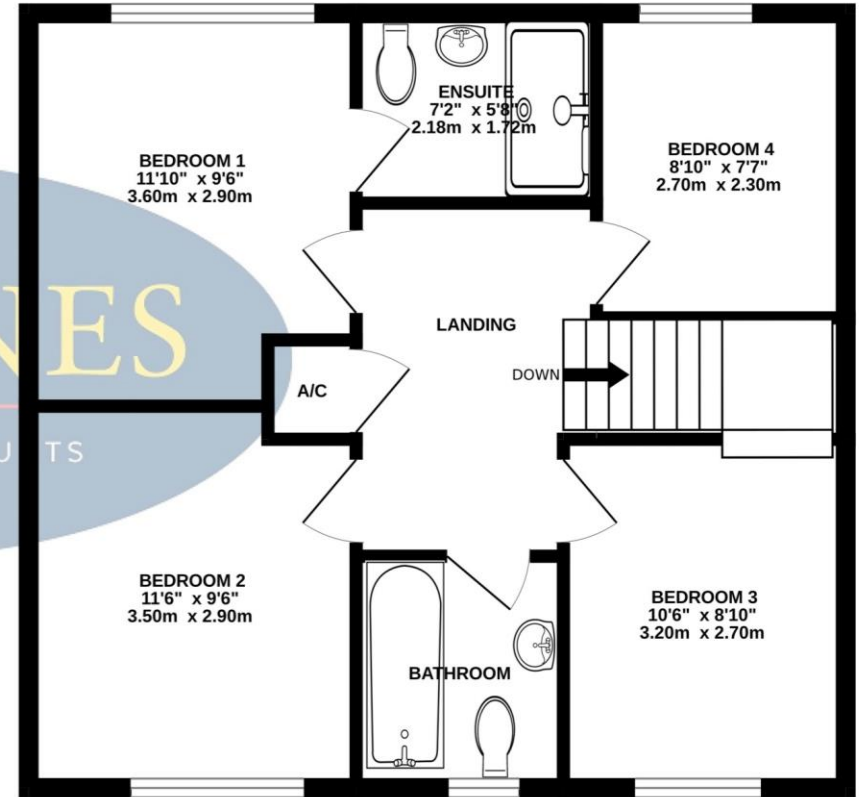
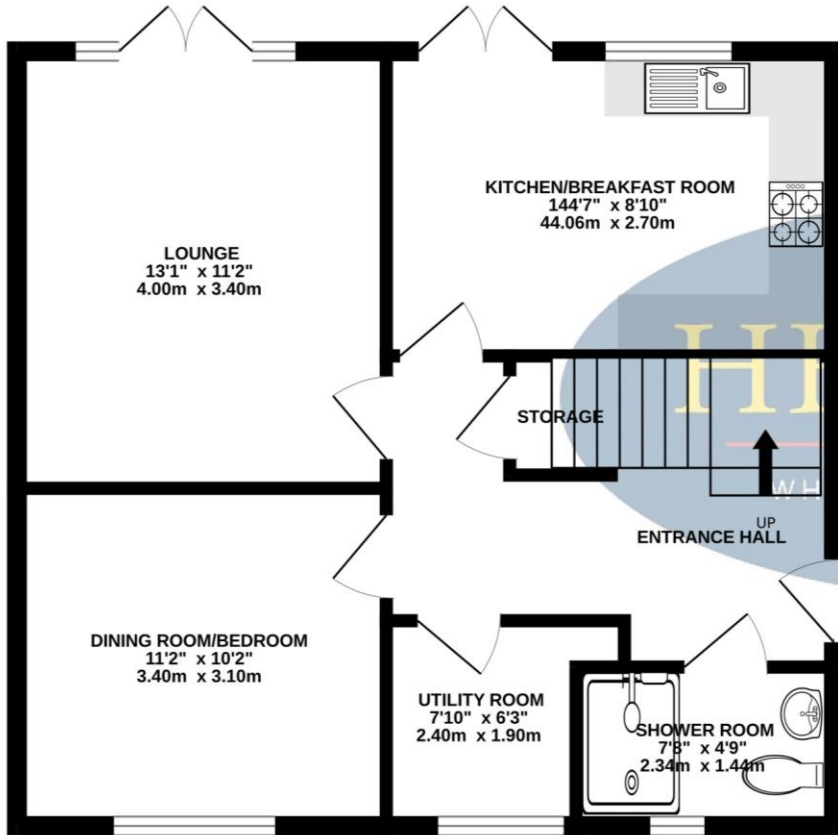


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GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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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