

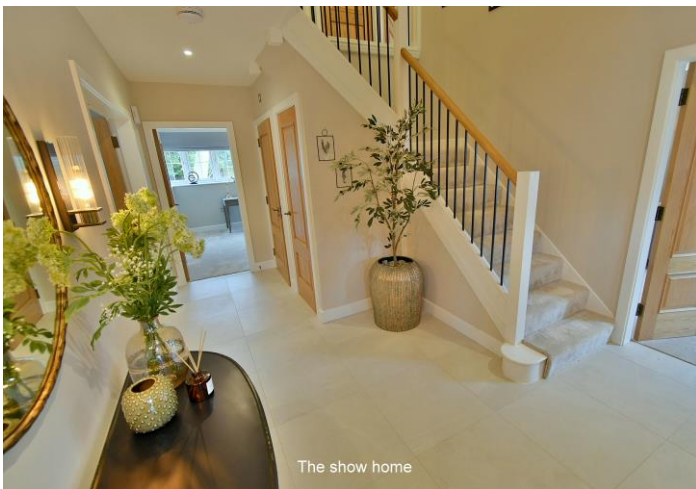
Amberley

The Warren, Badgers Walk, Ferndown, Dorset, BH22 9QF



HEARNES

WHERE SERVICE COUNTS



The show home



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“A cleverly designed and beautifully finished brand new family home, occupying a good size secluded plot”

FREEHOLD PRICE £1,250,000

This luxuriously appointed and cleverly designed four double bedroom, two bathroom, one shower room, two reception room detached brand new family home has a double garage, driveway providing generous off-road parking and a secluded West facing rear garden. The property sits proudly on a generous size secluded plot, tucked away in a sought after yet convenient location.

This exclusive development was built by Stanborough Construction. The development combines traditional construction values, finished to the highest specification and carefully selected quality materials provide a luxurious finish.

No expense has been spared with the overall finish which is noticeable throughout. This particular Amberley design has a rendered finish and heritage style windows overlooking a westerly facing secluded garden.

- **Four double bedroom detached family home, with a double garage and private garden**

Ground Floor:

- Impressive **reception hall** with double doors leading through to the living room and dining room
- Good size **cloakroom**
- Beautifully finished **21ft Kitchen/dining room** incorporating extensive Quartz worktops with upstands and an excellent range of Shaker style units with soft close doors and drawers, an excellent range of Neff integrated appliances, LED cabinet lighting, ceramic tiled flooring, ample space for a dining table and chairs and bi-fold doors leading out to the rear garden
- **23ft Dual aspect living room** with bi-fold doors leading out into the garden
- Generous size **utility room** with space for a washing machine and tumble dryer
- Generous size **office** overlooking the rear garden

First Floor:

- Impressive **part galleried landing**
- **15ft Master bedroom**
- **En-suite bathroom/shower room** luxuriously appointed and beautifully finished with Vitra contemporary sanitary ware and chrome fittings, modern vanity sink units, heated towel rails, recess lighting and LED downlighting, shaver socket and Minoli ceramic tiles
- Good size **guest bedroom**
- **En-suite shower room** also beautifully finished with Vitra contemporary sanitary ware and chrome fittings
- **Two further double bedrooms**
- Luxuriously appointed **family bathroom** with Vitra contemporary sanitary ware and chrome fittings

Further benefits include gas fired underfloor heating system throughout the ground floor with radiators to the first floor, security alarm, double glazing, hardwood front door, 10-year structural NHBC builders guarantee, and the property is also offered with no onward chain.

COUNCIL TAX BAND: TBC

EPC RATING: TBC



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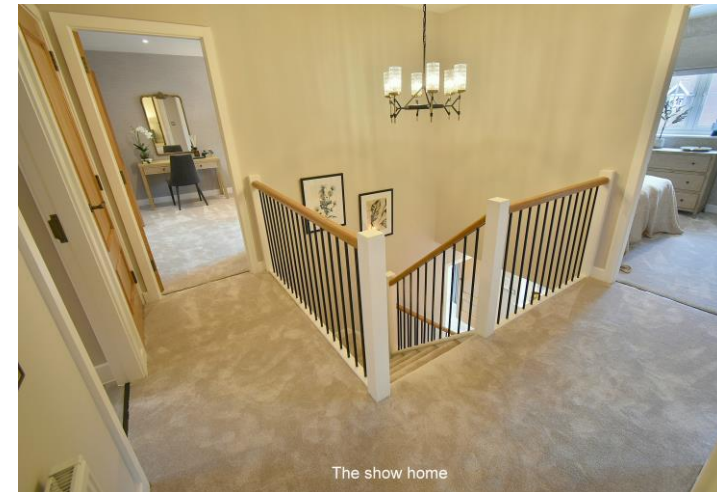
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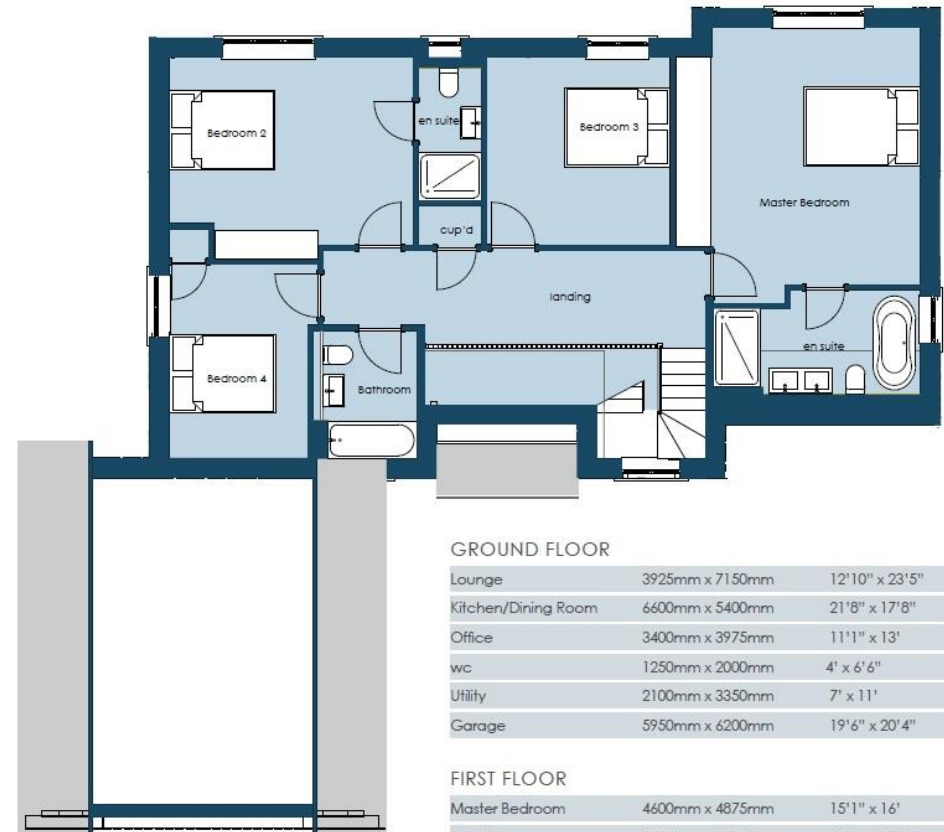
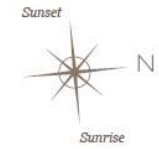
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GROUND FLOOR

Lounge	3925mm x 7150mm	12'10" x 23'5"
Kitchen/Dining Room	6600mm x 5400mm	21'8" x 17'8"
Office	3400mm x 3975mm	11'1" x 13'
wc	1250mm x 2000mm	4' x 6'6"
Utility	2100mm x 3350mm	7' x 11'
Garage	5950mm x 6200mm	19'6" x 20'4"

FIRST FLOOR

Master Bedroom	4600mm x 4875mm	15'1" x 16'
En suite	2175mm x 3900mm	7'1" x 12'9"
Bedroom 2	4625mm x 3800mm	15'1" x 12'5"
En suite 2	1200mm x 2700mm	4' x 8'10"
Bedroom 3	3475mm x 3550mm	11'5" x 11'7"
Bedroom 4	2625mm x 3695mm	8'7" x 12'1"
Bathroom	1975mm x 2425mm	6'5" x 8'
Overall Square footage	195.93 sq m	2109 sq ft
Garage footage	36.69 sq m	395 sq ft

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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Outside

- The **rear garden** is of a generous size and will be fully enclosed and landscaped
- The front driveway provides **generous off-road parking** and in turn leads up to a double garage
- **Double garage** with metal up and over door, light, power and a rear personal door

Ferndown's town centre is located approximately 1mile away, whilst the market towns of Wimborne and Ringwood are both located approximately 6 miles away.



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