

# The Oaks

Brickyard Lane, Ferndown, BH22 9DH



**HEARNES**

WHERE SERVICE COUNTS



# *“An impeccably presented and extremely spacious 2,797 sq ft family home occupying a southerly facing secluded plot measuring 1/3rd of an acre”*

**FREEHOLD PRICE £1,100,000**

This beautifully presented and updated five double bedroom, one bathroom, two shower room, three reception room detached family home has a 150' secluded southerly facing garden, double garage and driveway providing generous off road parking, whilst occupying a larger than average secluded plot measuring 1/3<sup>rd</sup> of an acre.

The property is set within an exclusive cul de sac of just five individual detached homes of various attractive designs. This particular property has undergone a number of improvements and is located on a large and secluded plot which is a particular feature. The development is located on the outskirts of Ferndown towards Stapehill and in easy striking distance of both Wimborne and Ferndown town centres.

- **An upgraded and improved five double bedroom detached family home occupying a secluded plot measuring 1/3<sup>rd</sup> of an acre**
- Spacious and impressive **entrance hall** with polished porcelain tiled floor and underfloor heating which continues throughout the ground floor accommodation
- **Cloakroom** finished in a modern white suite
- 18' Impressive **lounge** with a double glazed window to the front aspect, polished porcelain tiled floor with underfloor heating and an attractive focal point of the room is a limestone fireplace with living flame contemporary gas fire
- Spacious 15' separate **dining room** with polished porcelain tiled floor and underfloor heating and sliding patio doors leading out into the rear garden
- Stunning 21' **Kitchen/breakfast room** beautifully finished with extensive quartz worktops which continues round to form a low level breakfast bar, an excellent range of high gloss base and wall units with underlighting, integrated twin ovens with warming drawer, gas hob with extractor canopy above, dishwasher and space for an American style fridge freezer, polished porcelain tiled with underfloor heating continues throughout this fantastic family space
- Spacious **utility room** with a good range of base units, sink unit, space for condensing tumble drier, recess and plumbing for washing machine, double glazed door leading out onto the side driveway, polished porcelain tiled floor with underfloor heating
- **Office** which could be used as a bedroom as it has fitted storage cupboards and wardrobes, double glazed window to the front aspect, polished tiled floor with underfloor heating

## **First Floor**

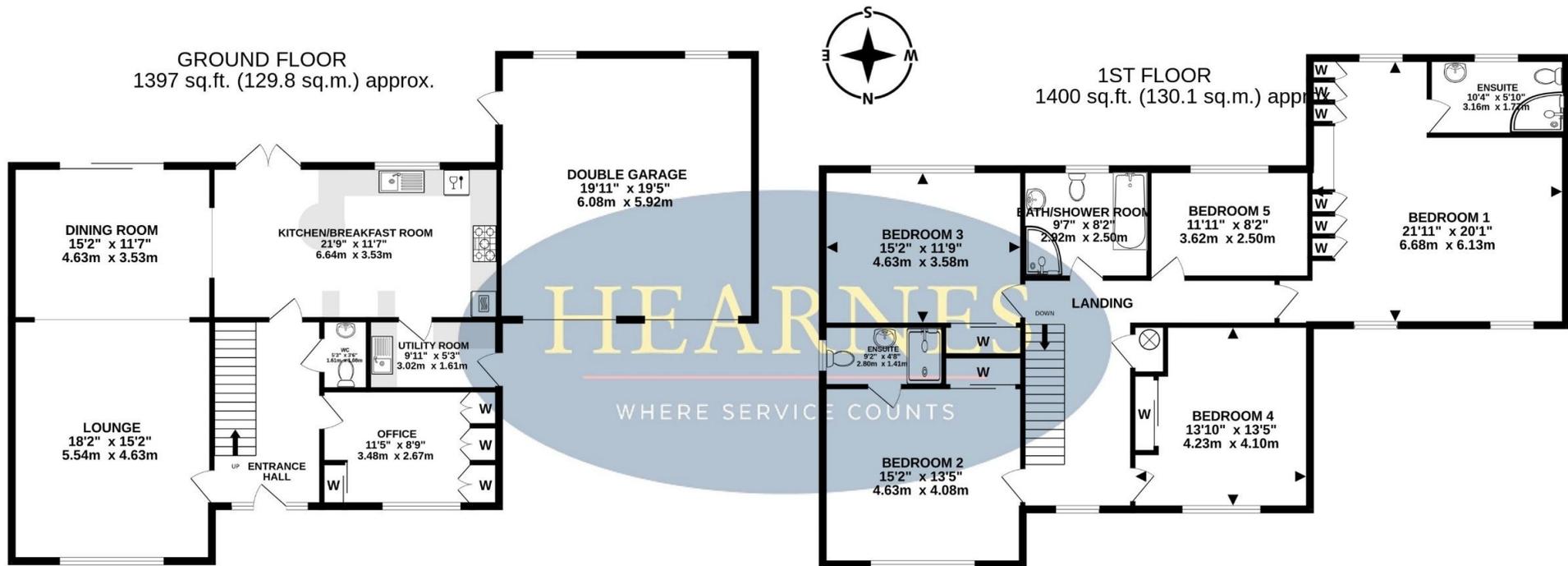
- Impressive 17' x 20' **galleried landing**
- 21' x 20' **Master suite** with the bedroom area having fitted wardrobes and drawer storage whilst the **dressng area** has fitted wardrobes and dressing table
- Spacious **en suite shower room** incorporating a good sized corner shower cubicle, WC, wash hand basin with vanity storage beneath, partly tiled walls
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted wardrobes
- Good sized **en suite shower room** finished in a stylish white suite incorporating a good sized walk-in shower cubicle, WC, wash hand basin with vanity storage beneath, tiled floor and partly tiled walls
- **Bedroom three** is a large double bedroom with fitted wardrobes
- **Bedroom four** is also a double bedroom with fitted wardrobes
- **Bedroom five** is currently being used as a study but could also be a double bedroom
- Spacious family **bathroom/shower room** finished in a modern white suite incorporating a good sized corner shower cubicle with jacuzzi bath with mixer taps and shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

**COUNCIL TAX BAND: G**

**EPC RATING: C**







TOTAL FLOOR AREA : 2797 sq.ft. (259.9 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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## Outside

- The **rear garden** is a superb feature of the property as it faces a southerly aspect, offers an excellent degree of seclusion and has a maximum overall measurement of 150' x 75'. Adjoining the rear of the property there is a large paved patio area with steps and a path leading round to a side path and side gate. The garden itself is predominantly laid to lawn and bordered well stocked flower beds. The garden is also fully enclosed by mature shrubs and fencing and must be seen to be fully appreciated
- There is a good size area of **front garden**
- A front block paved **driveway** provides generous off road parking and in turn leads up to a double garage
- **Double garage** has two remote control up and over doors, double glazed windows, wall mounted gas fired boiler, light and power and a personal door

Further benefits include double glazing, a gas fired heating system

The market town of Wimborne is located approximately 3.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away. Ferndown also has a championship golf course on Golf Links Road.



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