



**HEARNES**

WHERE SERVICE COUNTS

**Warren Walk  
Ferndown, Dorset, BH22 9LU**

# FREEHOLD GUIDE PRICE

## £390,000

***“A superbly positioned and extended family home occupying a larger than average secluded corner plot”***

This immaculately presented and extended three bedroom, three reception room family home occupies a larger than average and secluded plot with a single garage and allocated parking for three vehicles. The property is tucked away in a sought after and peaceful location within Ferndown.

The current owners have extended the ground floor accommodation creating a 14ft additional reception room which has a vaulted ceiling, floor to ceiling. The plot, position and parking are particular features. An early viewing of this deceptively spacious, immaculately presented family home are strongly recommended.

- **Extended three bedroom, three reception room family home with three allocated parking spaces, single garage and good size secluded plot**

### Ground floor:

- **Entrance porch**
- **Entrance hall**
- **Ground floor cloakroom** finished in a stylish white suite incorporating a WC with concealed cistern, wash hand basin with vanity storage beneath
- **16ft Lounge** with feature fireplace
- Dual aspect **dining room** enjoying a view over the rear garden, door in through to the kitchen and sliding patio doors leading out into the office/family room
- **14ft Office/family room** which has a vaulted ceiling with two double glazed velux roof windows and double glazed windows flooding this fantastic family space with lots of natural light and French doors giving access into the rear garden
- **Kitchen/breakfast room** incorporating ample roll top worksurfaces with a low level breakfast bar, good range of base and wall units with integrated oven, grill, hob, extractor, dishwasher, fridge & freezer with recess and plumbing for washing machine, attractive tiled splashbacks, cupboard housing wall mounted gas fired boiler, tiled floor, double glazed window overlooking the rear garden and double glazed door giving access

### First floor:

- **First floor landing**
- **Bedroom one** is a generous size double bedroom benefitting from fitted floor to ceiling wardrobes with mirror sliding doors
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a single bedroom
- **Family bathroom** finished in a stylish white suite incorporating a shower/bath with shower over, pedestal wash hand basin, WC, fully tiled walls and flooring

### Outside:

- **The rear garden** measures approximately 40ft in length, offers an excellent degree of seclusion and is fully enclosed
- Adjoining the rear of the property there is a paved patio and a path which continues around the extension. The remainder of the garden is predominantly laid to lawn
- A **block paved path** continues up to the far end of the garden where there is a further area of patio enclosed by a low level wall and a wide side pedestrian access which leads down to a gate which, in turn, gives access to the three allocated parking spaces and the single garage
- **Single garage** has light and power and metal up and over door
- **The front garden** has been landscaped for ease of maintenance
- **Further benefits include;** double glazing and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.

**COUNCIL TAX BAND: C**

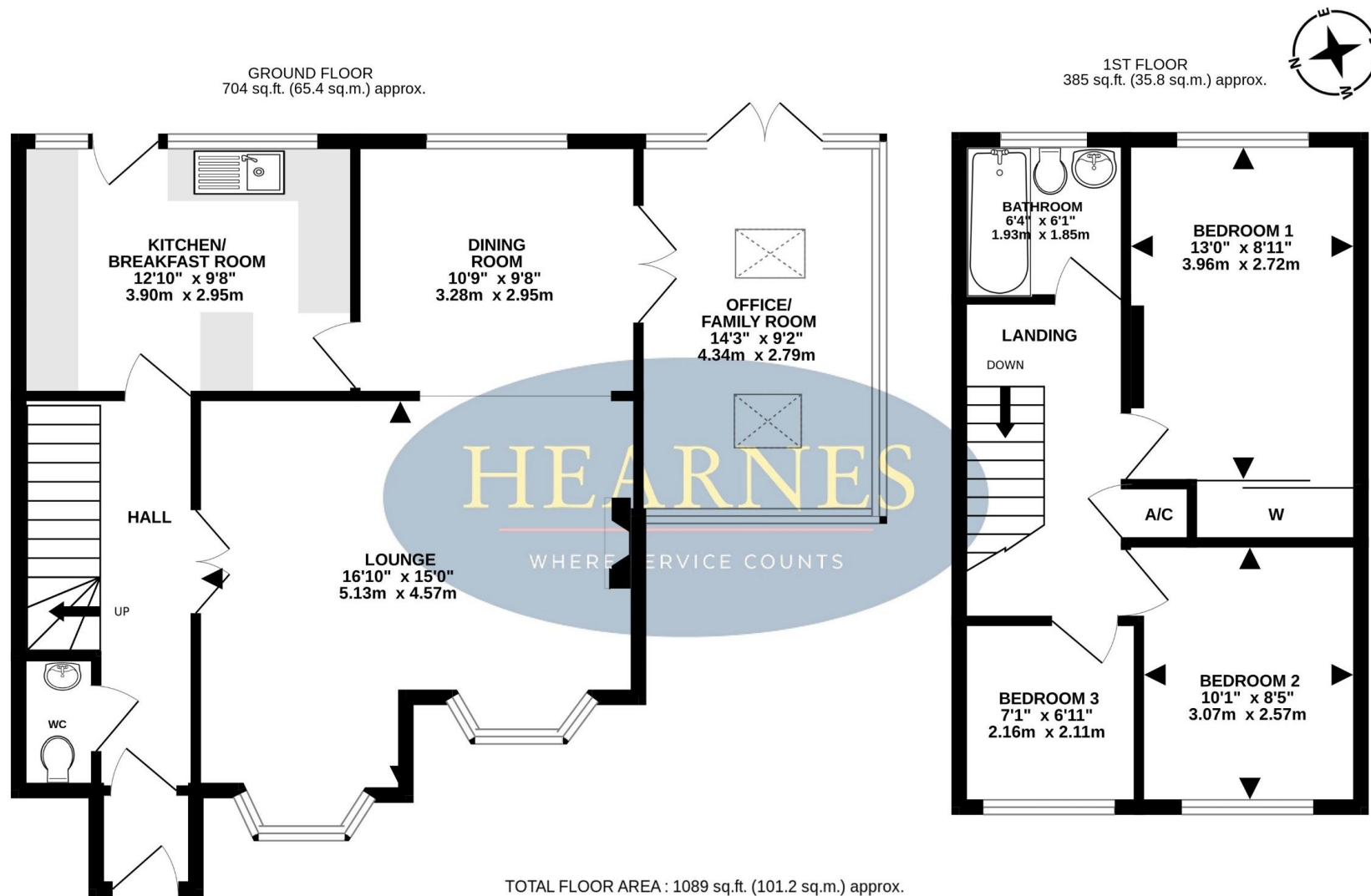
**EPC RATING: C**

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



Garage and allocated parking





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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