



HEARNES
WHERE SERVICE COUNTS

**Fitzpain Road
Ferndown, Dorset, BH22 8RZ**

FREEHOLD PRICE Offers Over £510,000

“Detached four bedroom family home with southerly aspect rear garden situated in a small cul-de-sac within popular school catchments”

Beautifully presented detached family home providing well proportioned living space in a prime location under 500 metres from local shopping facilities in Glenmoor Road, close to local schools, regular bus routes and approximately 1.5 miles from Ferndown town centre.

The accommodation comprises four first floor bedrooms served by a modern family bathroom, 21ft spacious living room with central fireplace and double doors giving access to a double glazed conservatory overlooking the rear garden and a wonderful open plan kitchen/dining room and adjacent, separate utility room.

Other benefits include double glazing, gas central heating, entrance porch, integral garage, driveway parking for numerous vehicles and a well maintained southerly aspect rear garden with a raised timber sun terrace and patio.

Ground floor:

- **Entrance storm porch**
- **Hallway** with stairs to first floor and double doors to the kitchen
- **Living room** with double glazed window to the front aspect, centrally positioned fireplace
- **Conservatory** with triple aspect double glazed windows and double security locked doors giving access to the generous patio area
- **Cloakroom** comprising WC, wash hand basin with vanity storage beneath and built in towel rail
- **Kitchen/dining room** fitted with a comprehensive range of base and wall units and a worktop, one and a half bowl sink unit with double glazed window above overlooking the rear garden, integrated oven and four ring gas hob, integrated dishwasher, additional large fitted cupboards, Karndean flooring, space for dining table
- **Utility room** with a range of cupboards, double glazed door giving access to the garden and door to garage

First floor:

- **Bedroom one** has two built in wardrobes/storage shelves stylish décor with window to the front aspect and built in cupboard
- **Bedroom two** with built in wardrobe and shelving space, double glazed window to the front aspect
- **Bedroom three** with double glazed window to the rear aspect
- **Bedroom four** with double glazed window to the rear aspect
- **Bathroom** fitted in a modern white suite incorporating panelled bath with shower screen with raindrop shower head and handheld shower, inset wash hand basin with vanity unit beneath & WC, opaque double glazed window, professionally panelled walls

Outside:

- Being situated at the head of the cul-de-sac the larger than average **driveway** provides parking for numerous vehicles with landscaped lawn and borders and door to the garage
- **Garage** with internal lighting and electrical points to the front and back
- Six professionally fitted electrical **outdoor sockets**
- **The rear garden** faces predominantly south with a level lawn and has two decked areas one with a step up to a raised, decked area making it ideal for entertaining and alfresco dining. The garden has well stocked borders with shrubs, trees and mature hedging for added privacy.

Ferndown has an excellent range of shopping, leisure and recreational facilities. Ferndown is located just over 1.5 miles away.

COUNCIL TAX BAND: D

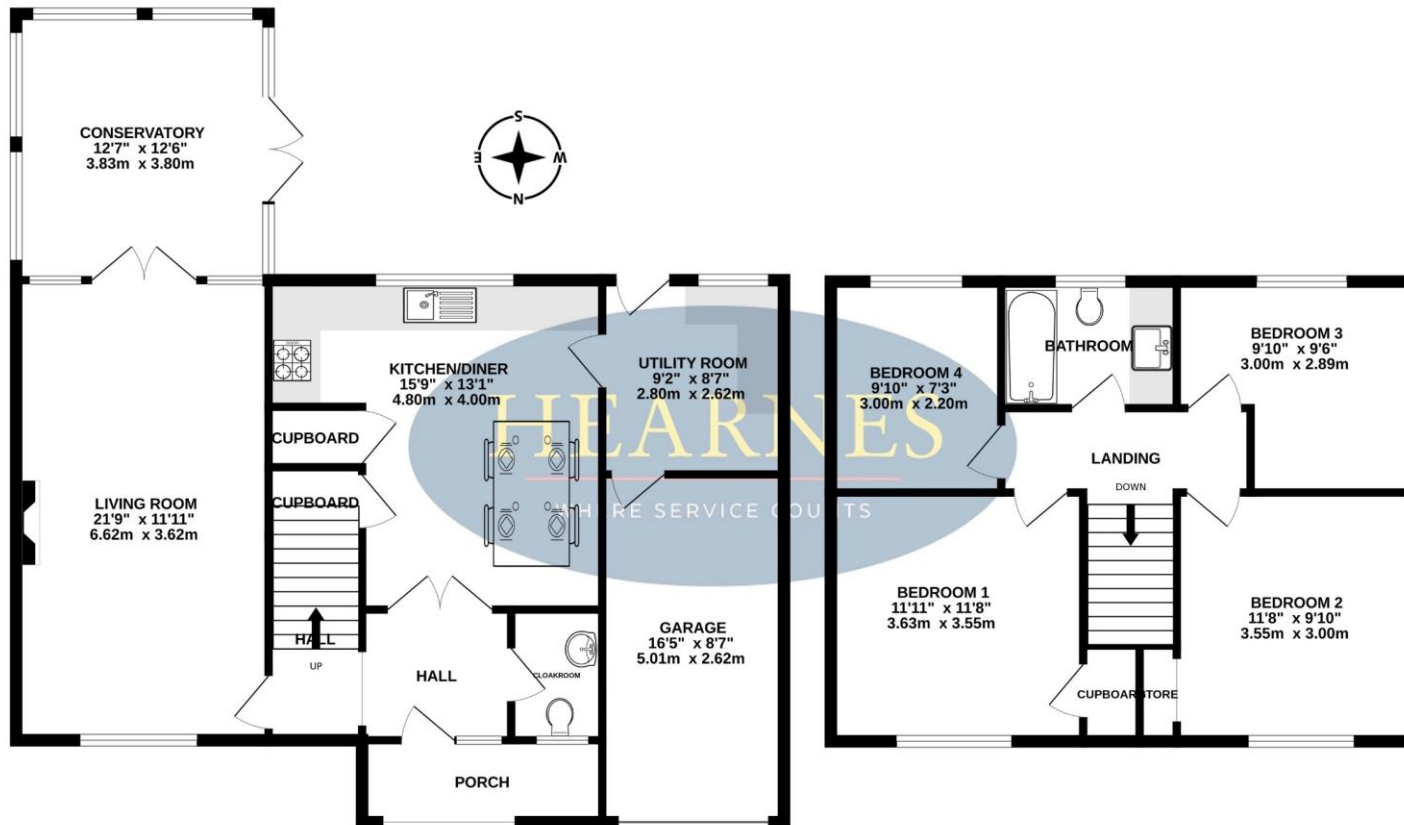
EPC RATING: C

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.



GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.

1ST FLOOR
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1613 sq.ft. (149.9 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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