

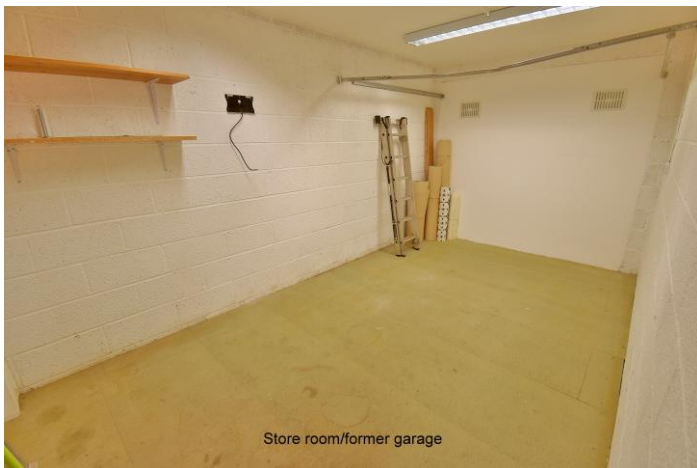
White Oaks Close,

Ferndown, BH22 9FF



HEARNES

WHERE SERVICE COUNTS



“A recently refurbished detached family home with a secluded west facing garden and solar panels approximately 500 metres from Ferndown town

FREEHOLD GUIDE PRICE £450,000

This impeccably presented and recently refurbished detached three bedroom, one main family bathroom, one en suite shower room, three storey town house has a double glazed conservatory overlooking a secluded west facing rear garden with a converted garage and driveway, whilst situated in a small select development in a convenient located approximately 500 metres from Ferndown town centre.

This superbly positioned light and spacious family home has recently undergone an extensive programme of work and is now offered in immaculately condition. The rear garden has been landscaped. The integral garage has been converted into a useful store room which has potential to be converted into a reception room (subject to the necessary planning consents). The property also has the added advantage of solar panels and the property now comes to the market offered with no onward chain.

- **A three storey three bedroom town house with a secluded west facing garden and no chain**
- Spacious **entrance hall** with wooden panel flooring and a useful understairs cupboard
- Former **integral garage** which has been converted into a useful store room which has the potential to be converted further room into a reception room (subject to the necessary planning consents)
- Ground floor **cloakroom** finished in a modern white suite
- 15' **Kitchen/dining room** incorporating ample rolltop work surfaces with a good range of base and wall units with underlighting and LED plinth lighting, cupboard housing a wall mounted gas fired boiler, integrated fridge and freezer, integrated and newly fitted oven, gas hob and extractor hood above, recess and plumbing for washing machine, integrated dishwasher, double glazed window overlooking the rear garden, ample space for dining table and chairs and double glazed French doors leading out into the conservatory
- The **conservatory** has a radiator allowing for this room to be used all year round, is fully double glazed and has double glazed French doors leading out into the rear garden
- **First Floor Landing**
- 15' **Lounge** with fitted media wall incorporating drawer storage, integrated feature landing and TV unit
- Separate **cloakroom** finished in a white suite
- **Double bedroom** with a double glazed window to the front aspect
- **Second Floor Landing** with a cupboard housing a pressurized hot water tank, heat exchanger for solar panels and immersion
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes
- Spacious **en suite shower room** finished in a stylish white suite incorporating a large walk-in shower area
- **Bedroom three** is a large single bedroom incorporating a wardrobe recess, drawer storage and dressing table
- Spacious family **bathroom** finished in a white suite incorporating a panelled bath with shower over, pedestal wash hand basin and WC, partly tiled walls

COUNCIL TAX BAND: E

EPC RATING: C

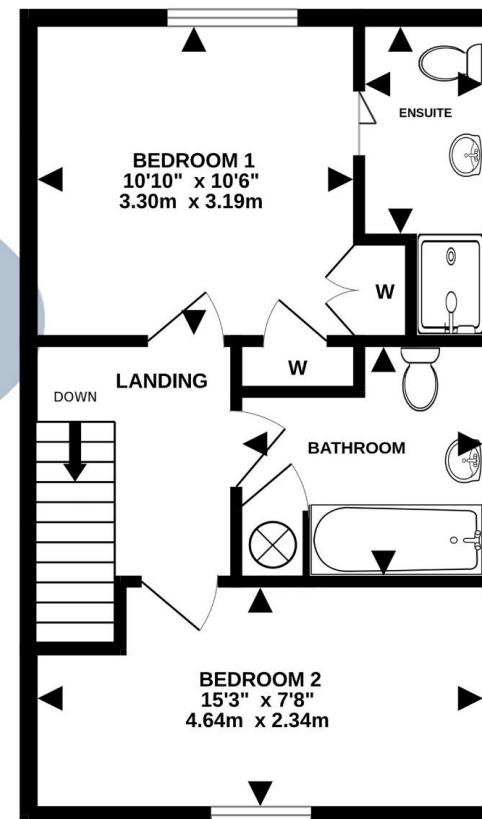
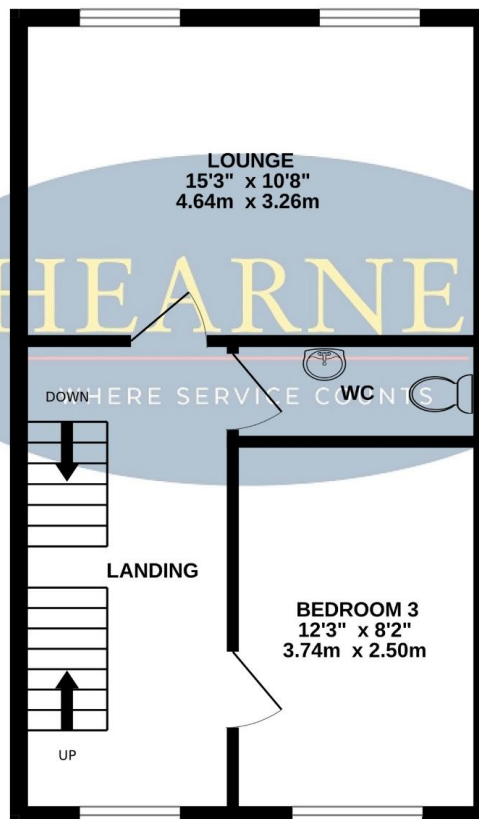
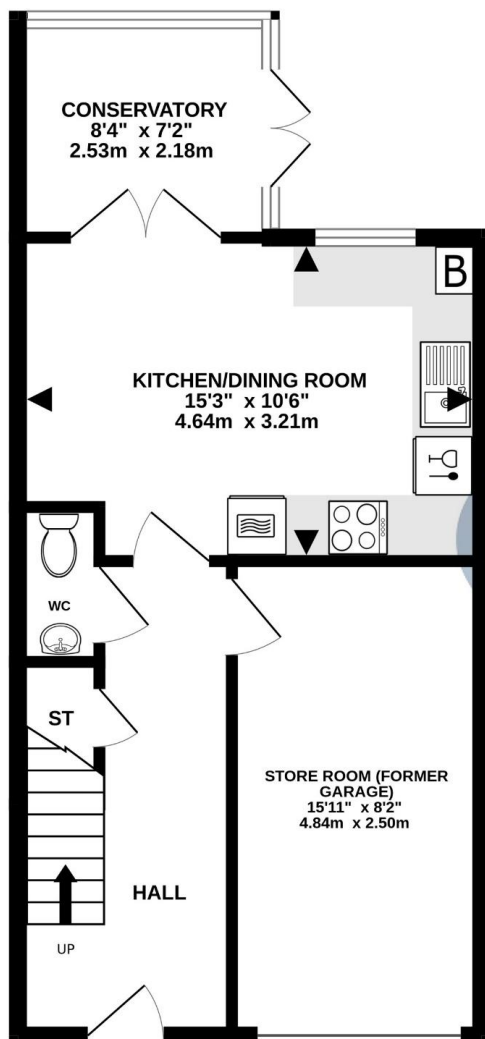




GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.

2ND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- The **rear garden** measures approximately 40' in length, faces a westerly aspect and offers an excellent degree of seclusion. The garden itself has been recently landscaped. Adjoining the rear of the property there is a paved patio area with a path leading round to a side path and gravelled area which in turn leads down to a side gate. The remainder of the garden is laid to lawn and at the far end of the garden there is a summerhouse. The garden itself is fully enclosed
- A front **driveway** provides generous off road parking
- There is a monthly charge of approximately £50 for the maintenance of all the communal areas
- **Further benefits** include double glazing, a gas fired heating system, solar panels which heat the hot water only. The property now comes to the market offered with no onward chain

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



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