

# Dudsbury Avenue

Ferndown, BH22 8DX



**HEARNES**

WHERE SERVICE COUNTS



***“A superbly positioned 2,400 sq ft family home occupying a plot measuring 0.21 of an acre, approximately 400 metres from the town centre”***

**FREEHOLD GUIDE PRICE £700,000**

This generous size, attractive and extended four double bedroom, one bathroom, two shower room, two reception room, detached family home has a 26' conservatory, garage, garden store and workshop/hobby room with a front driveway providing generous off road parking and a 65' enclosed rear garden whilst sitting proudly on a plot measuring 0.21 of an acre. The property is also conveniently located approximately 400 metres from Ferndown's town centre.

This light, spacious and extended 2,400sq ft family home is situated in a sought after and convenient location within Ferndown.

#### Ground Floor

- **A 2,400sq ft four double bedroom detached family home occupying a plot measuring 0.21 of an acre, approximately 400 metres from the town centre**
- **Spacious entrance hall** with useful understairs cupboard
- **Ground floor cloakroom** finished in a white suite
- **Bedroom/office** with bay window overlooking the front garden
- **26' lounge/dining room**
- **The lounge area** has a feature fireplace and double glazed French doors leading out to the conservatory
- **The dining area** has ample space for an eight seater dining table and chairs and a bay window overlooking the front garden
- **23' x 15' modern kitchen/breakfast room** incorporating ample wood effect roll top work surfaces with a central island unit, a good range of base and wall units, integrated Neff double oven, four ring gas hob with extractor canopy above, recess and plumbing for dishwasher, space for an American style fridge/freezer, ample space for a breakfast table and chairs, tiled floor, window overlooking the rear garden, French doors leading out into the conservatory
- **Spacious utility room** incorporating roll top work surfaces, sink unit, recess and plumbing for washing machine, space for tumble dryer and recess for wine fridge, tiled floor, door leading out to a side driveway
- **Walk in larder** with shelving and tiled floor
- **26' x 15' conservatory** which is fully double glazed, and has radiators, allowing for this room to be used all year round and door giving access into the rear garden

#### First Floor

- **Spacious first floor landing** which is large enough to be used as a study area
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes and an air conditioning system
- **Spacious en suite shower room** finished in a white suite incorporating a large walk in corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Bedroom two** is also a generous size double bedroom benefitting from fitted wardrobes with a sink unit and storage beneath
- **En suite shower room** incorporating a corner shower cubicle and WC
- **Bedroom three** is also a large double bedroom with fitted wardrobes
- **En suite shower room** finished in a stylish white suite incorporating a corner shower cubicle, WC, wash hand basin with vanity storage beneath, partly tiled walls
- **Bedroom four** is also a double bedroom benefitting from fitted wardrobes
- **En suite cloakroom** incorporating a WC, wash hand basin with vanity storage beneath

COUNCIL TAX BAND: F

EPC RATING: D

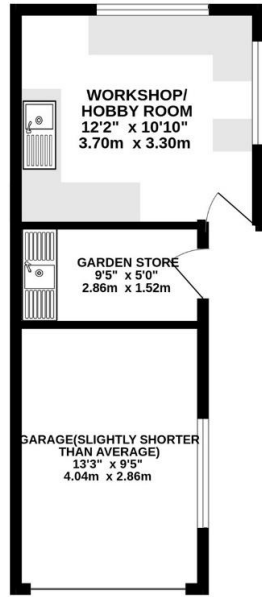




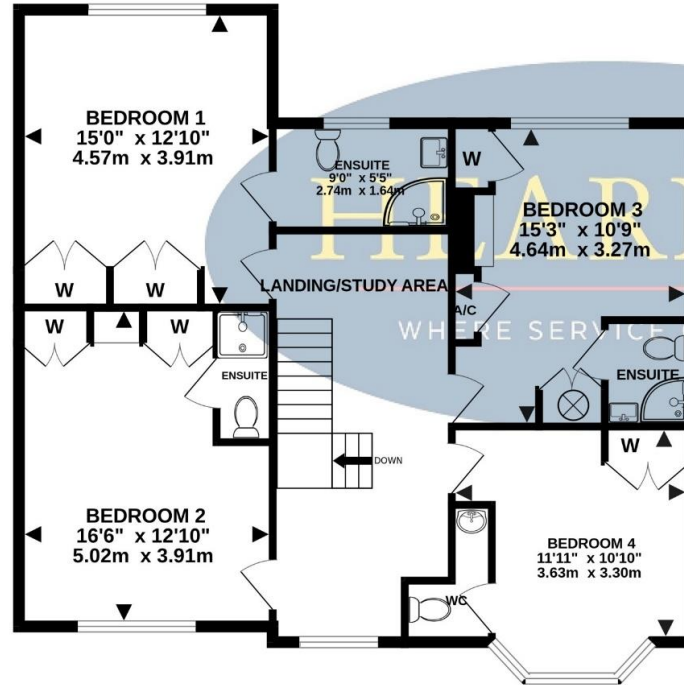


TOTAL FLOOR AREA : 2492 sq.ft. (231.5 sq.m.) approx.

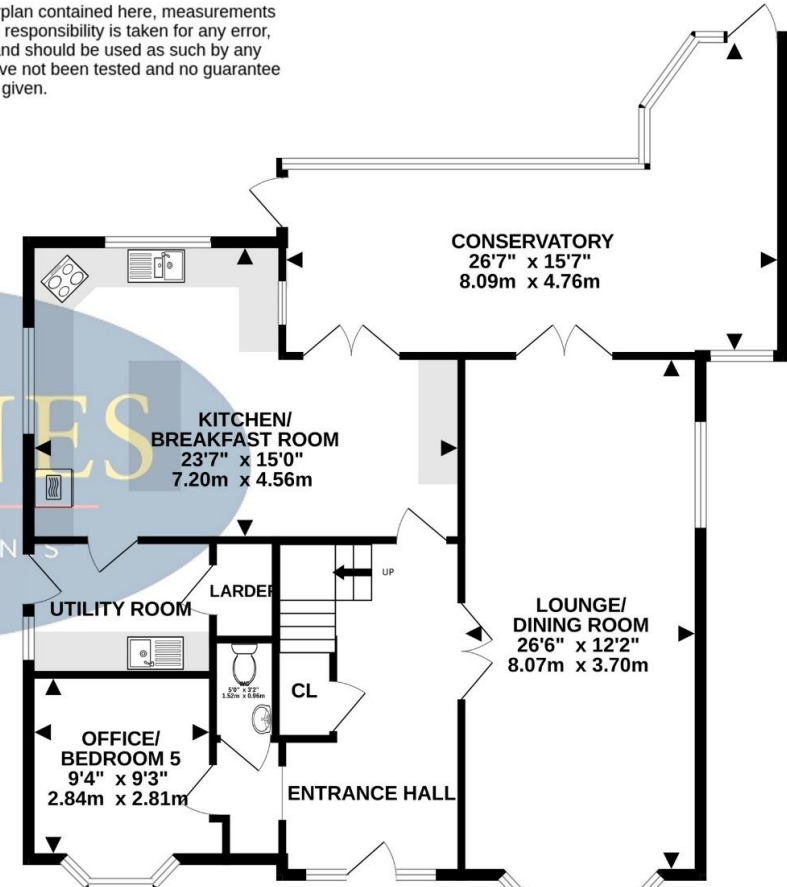
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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NOT LOCATED IN EXACT  
POSITION  
303 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
949 sq.ft. (88.2 sq.m.) approx.



GROUND FLOOR  
1241 sq.ft. (115.3 sq.m.) approx.

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





## Outside

The rear garden is a superb feature of the property as it measures approximately 65' x 55' and is fully enclosed. Adjoining the rear of the property there is a paved seating area which adjoins a lawned area which is bordered by well stocked flower beds. A path continues up to the far section of garden which is predominately laid to lawn and stocked with many attractive plants and shrubs. Also at the end of the garden there is a gravelled area with greenhouse and covered, raised vegetable garden and raised flower beds. Within the garden there are outside lights and power points and a detached garage complex.

There is a single garage with an attached garden store and adjoining workshop/hobby room, the garage measures approximately 13' in length and 9' in width, has a double glazed window and up and over door, light and power. The garden store has a sink, the workshop/hobby room has two double glazed windows, a sink and fitted workbench.

A front driveway provides generous off road parking for several vehicles, the side driveway provides additional parking and in turn leads down to the garage complex

Further benefits include double glazing, a gas fired heating system and air conditioning system in bedroom one.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also offers a championship golf course on Golf Links Road. The clubhouse to the golf course is located approximately 900 metres away.



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