

Albert Road

Ferndown, BH22 9HD



HEARNES

WHERE SERVICE COUNTS



“Occupying a secluded southerly facing plot, measuring 0.20 of an acre whilst enjoying a sought after and convenient location approximately 500 metres from the town centre.”

FREEHOLD GUIDE PRICE £600,000

A superbly positioned and generous sized four bedroom, detached chalet style family home has a 85' x 65' secluded south facing rear garden, 27' detached garage and driveway providing generous off road parking. Whilst occupying a plot measuring 0.20 of an acre and situated in a sought after yet convenient location within Ferndown, approximately 500 metres from Ferndown's town centre.

This conveniently located and deceptively spacious 1,600sq ft family home has a tremendous amount of potential to be enlarged and enhanced (subject to the necessary planning consents). The large, secluded and southerly facing plot along with the sought after convenient location, are two particular features. The property also now comes to market offered with no onward chain.

- **A four bedroom detached family home occupying a southerly facing plot measuring 0.20 of an acre with no onward chain**
- **Entrance hall**
- **15' Lounge** with bay window overlooking the front garden
- **Dining room** with sliding patio doors leading out to the conservatory
- **Refitted kitchen/breakfast room** incorporating ample worktops which continues round to form a breakfast bar, good range of base and wall units, integrated oven hob and extractor, microwave, recess and plumbing for washing machine, space for fridge/freezer, wall mounted gas fired boiler and a door leading out to the conservatory
- **19' Conservatory** which is fully double glazed and has sliding patio doors leading out to the rear garden
- **Bedroom three** is a generous sized double bedroom, benefitting from a fitted wardrobe with cupboard above
- **Bedroom four** is currently being used as a reception room but has a fitted wardrobe with cupboard above
- **Ground floor cloakroom** finished in a stylish white suite
- **Spacious first floor landing** with access into the eaves for useful storage
- **Bedroom one** is a generous sized double bedroom benefitting from a good range of fitted wardrobes
- **Bedroom two** is a also a generous sized double bedroom with fitted wardrobes
- Good sized **family bathroom/shower room** featuring a white suite incorporating a panel bath, separate shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls

COUNCIL TAX BAND: F

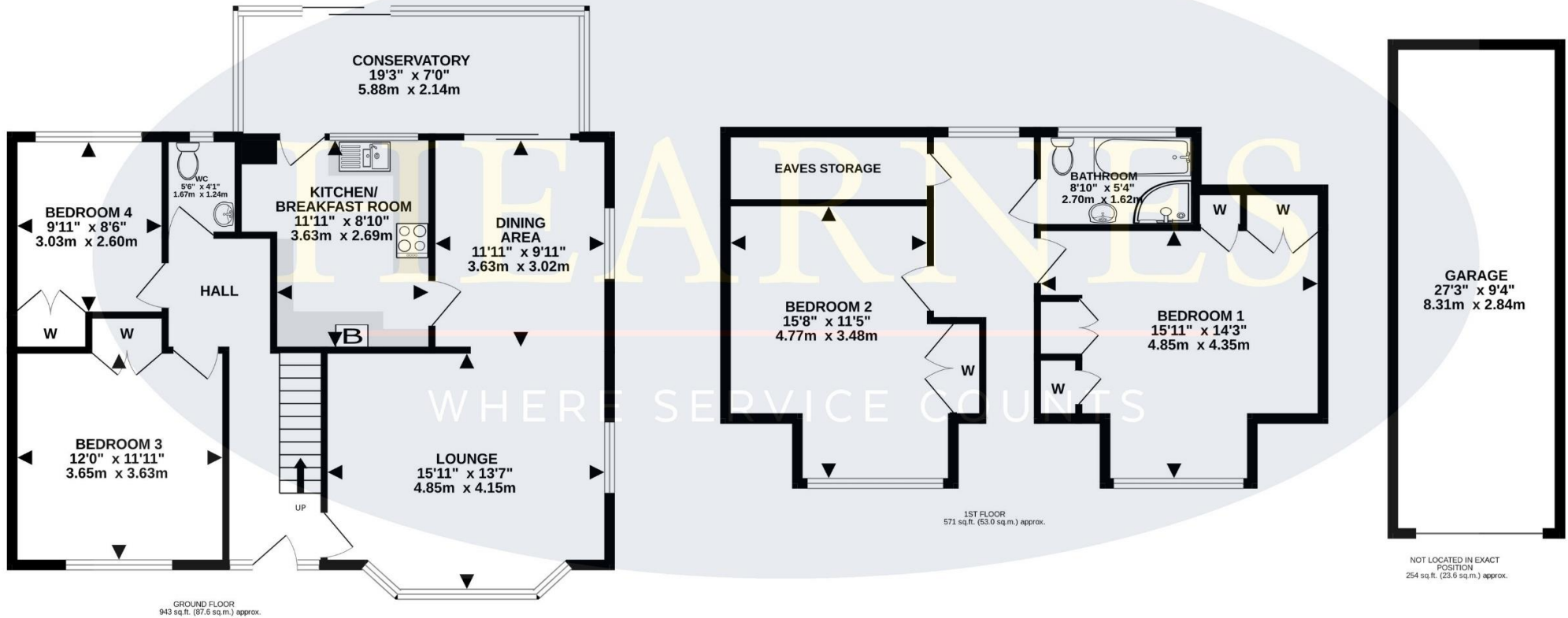
EPC RATING: D





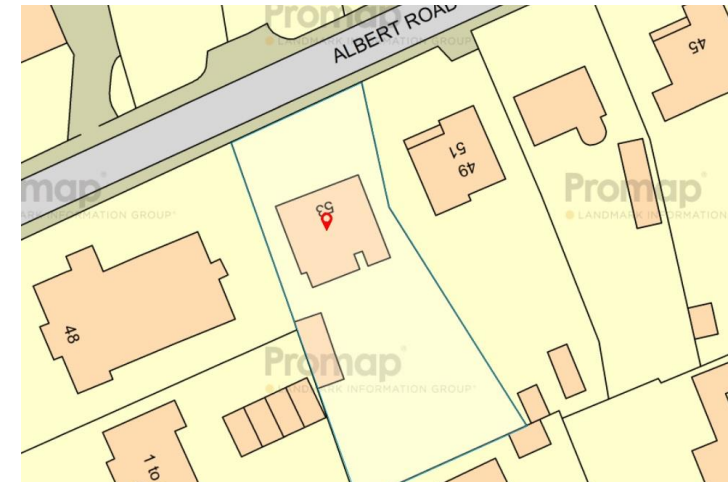
TOTAL FLOOR AREA : 1768 sq.ft. (164.2 sq.m.) approx.

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 Hearnest 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** is a superb feature of the property as it faces a southerly aspect, offers an excellent degree of seclusion and measures approximately 85' x 65'. The garden itself is predominantly laid to lawn. Within the garden, there are paved and private patio areas, a timber storage shed and many attractive plants and shrubs. The garden itself is fully enclosed, a side gate opens onto the side driveway
- **A front and side driveway** provides generous off road parking, the side driveway in turn leads down to a detached 27' garage
- **Detached 27' garage** has a metal up and over door

Further benefits include double glazing, a gas fired heating system, and the property now comes to market offering no forward chain. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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