

# Dudsbury Crescent,

Ferndown, Dorset, BH22 8JG



**HEARNES**

WHERE SERVICE COUNTS







***“A conveniently located approximately 800 metres from  
Ferndown town centre whilst occupying a secluded  
southerly facing plot measuring 0.33 of an acre”***

**FREEHOLD PRICE £950,000**

This immaculately presented and superbly positioned four double bedroom, two bathroom, one shower room, four reception room detached family home has a detached double garage, driveway providing generous off road parking, 180' private southerly facing rear garden whilst occupying a plot measuring 0.33 of an acre.

‘Woodend’ is an attractive and extremely spacious 3,100 sq ft family home which enjoys a sought after, yet convenient location approximately 800 metres from Ferndown’s town centre.

- **3,100 sq ft family home occupying a secluded plot measuring 0.33 of an acre**
- 26’ impressive **entrance hall** with a central staircase creating an attractive feature and double walk-in airing cupboard
- Spacious ground floor **cloakroom**
- 23’ x 14’ L shaped and dual aspect **kitchen/breakfast room**
- The **kitchen area** has been beautifully finished with extensive granite worktops, good range of maple wood base and wall units with under lighting, inset 1.5 bowl sink unit, attractive tiled splashbacks, integrated 5 ring Bosch hob with extractor canopy above, integrated Bosch double oven, integrated twin fridge and freezers, a newly replaced Bosch dishwasher, tiled floor, vaulted ceiling with exposed ceiling beams and a triangular feature shaped window offering a pleasant outlook over the private front garden
- The **breakfast area** has ample space for breakfast table and chairs, granite worktops, maple wood base and wall units with glass fronted display cabinets, tiled floor, double doors leading through into the entrance hall
- Good sized **utility room** with matching base and wall units, attractive tiled splashbacks, recess and plumbing for washing machine, recess for tumble drier, a replacement wall mounted gas fired Worcester boiler and double glazed door leading out onto a side path
- 19’ Dual aspect **lounge**. An attractive focal point of the room is a minster stone fireplace with inset living flame coal effect gas fire and double glazed sliding patio doors leading out into the private south facing rear garden
- 18’ Dual aspect separate **dining room** with a double glazed bay window to the front aspect and double doors opening through into the entrance hall
- 18’ Dual aspect **family room** with a bay window overlooking the rear garden, sliding patio doors leading out onto the patio area
- **Snug** with a double glazed window to the side aspect
- Spacious **first floor landing**
- Generous sized **bedroom one** benefitting from fitted wardrobes
- **Dressing area** with an excellent range of fitted wardrobes and drawer storage
- Spacious **en-suite bathroom/shower room** incorporating a panelled bath, separate shower cubicle, bidet, WC with concealed cistern, his and hers wash hand basin with vanity storage beneath, tiled floor, partly tiled walls
- **Bedroom two** with an excellent range of fitted bedroom furniture to include wardrobes and drawer storage
- **En-suite shower room** incorporating a good sized shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom three** is also a generous sized double bedroom also benefitting from fitted wardrobes and drawer storage
- **Bedroom four** is also a double bedroom currently being used as an office with fitted wardrobes and drawer storage
- **Family bathroom** incorporating a panelled bath with mixer taps and shower hose, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

**COUNCIL TAX BAND: G**

**EPC RATING: C**





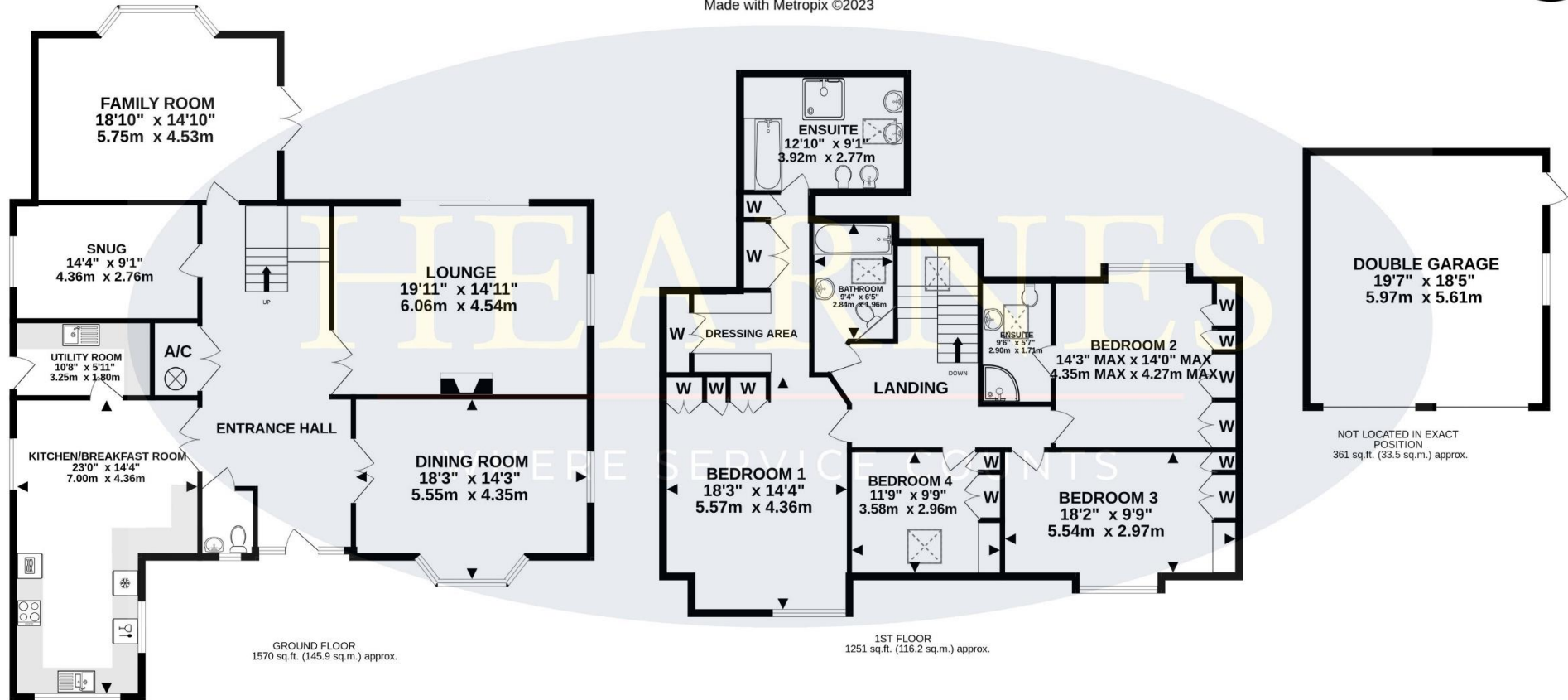




TOTAL FLOOR AREA : 3181 sq.ft. (295.5 sq.m.) approx.

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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## Outside

- The **rear garden** is without a doubt a superb feature of the property as it measures approximately 180' in length, faces a southerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a good sized paved patio area. A side path leads down to a side gate. The remainder of the garden is predominantly laid to lawn and bordered by well stocked flower beds. At the far end of the garden there is a summerhouse with a decked seating area. Beyond the summerhouse there is a further area of garden and compost area. The garden itself must be seen to be fully appreciated. It is stocked with many mature plants, trees and shrubs and is fully enclosed
- The **front garden** measures approximately 80' in length and is also a superb feature as it has mature trees offering a fantastic woodland feel along with attractive plants, flowers and shrubs. A path continues down to a pedestrian access onto Dudsbury Crescent
- A block paved front **driveway** provides generous off road parking which in turn leads up to a detached double garage
- Detached **double garage** has two remote control up and over doors, side personal door, light and power
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired central heating system with a recently replaced boiler

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a championship golf course on Golf Links Road. The clubhouse to the golf course is located approximately 600 metres away.





6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ  
Tel: 01202 890890 Email: ferndown@hearnes.com



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