

# Greensome Drive,

Ferndown, Dorset, BH22 8BE



**HEARNES**

WHERE SERVICE COUNTS







# ***“An immaculately presented 2,000 sq ft family home occupying a large secluded corner plot”***

**FREEHOLD PRICE £650,000**

This superbly positioned and generous sized four bedroom, two shower room, three reception room detached family home occupies a large secluded corner plot with immaculately kept gardens, double garage and driveway.

The property has the added and unusual feature of an internal lift, therefore the property should appeal to a wide range of buyers including a disabled or elderly buyer. The property itself is tucked away in a peaceful, yet sought after cul-de-sac location whilst located conveniently for all the local amenities.

- **2,000 sq ft four bedroom family home occupying a large and secluded corner plot**
- Good sized **entrance hall** with an internal door giving direct access into the double garage, good sized walk-in storage/coat cupboard, an additional storage cupboard and an **electronically operated lift**
- **Cloakroom** finished in a modern white suite incorporating WC, wall mounted wash hand basin, polished porcelain tiled floor, partly tiled walls
- 20' Dual aspect **lounge** with a double glazed bay window to the front aspect facing a southerly aspect as well as double glazed sliding patio doors leading out into the rear garden. An attractive focal point of the room is a living flame coal effect gas fire
- Generous sized **study**
- **Dining room** with triangular feature shaped twin sliding patio doors opening out into the private rear garden, archway through to the kitchen/breakfast room
- **Kitchen/breakfast room** incorporates ample rolltop work surfaces which continues round to form a breakfast bar, good range of base and wall units with underlighting, integrated double oven, hob and extractor, integrated microwave, recess and plumbing for dishwasher, space for fridge/freezer, attractive tiled splashbacks, cupboard housing a wall mounted gas fired Worcester boiler, double glazed window overlooking the rear garden, tiled floor
- **Utility room** with rolltop worksurfaces, recess and plumbing for washing machine, tiled floor, door giving access out into the rear garden

## **First Floor**

- First floor **landing** with an **electronically operated passenger lift**, walk-in airing cupboard and a good sized storage cupboard
- 20' **Master bedroom** enjoying a dual aspect benefitting from an excellent range of fitted bedroom furniture to include wardrobes, drawer storage and shelving
- **En-suite shower** room finished in a modern white suite incorporating a corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- 20' **Guest bedroom** enjoying a triple aspect with an excellent range of fitted bedroom furniture to include wardrobes, drawer storage, cupboard storage, shelving and dressing table
- **Bedroom three** is also a generous sized double bedroom with a vaulted ceiling and fitted wardrobes
- **Bedroom four** is also a double bedroom
- Family **shower room** finished in a stylish white suite incorporating a corner shower cubicle, WC with concealed cistern, wall mounted wash hand basin with vanity storage beneath, fully tiled walls and flooring

**COUNCIL TAX BAND: F**

**EPC RATING: TBC**



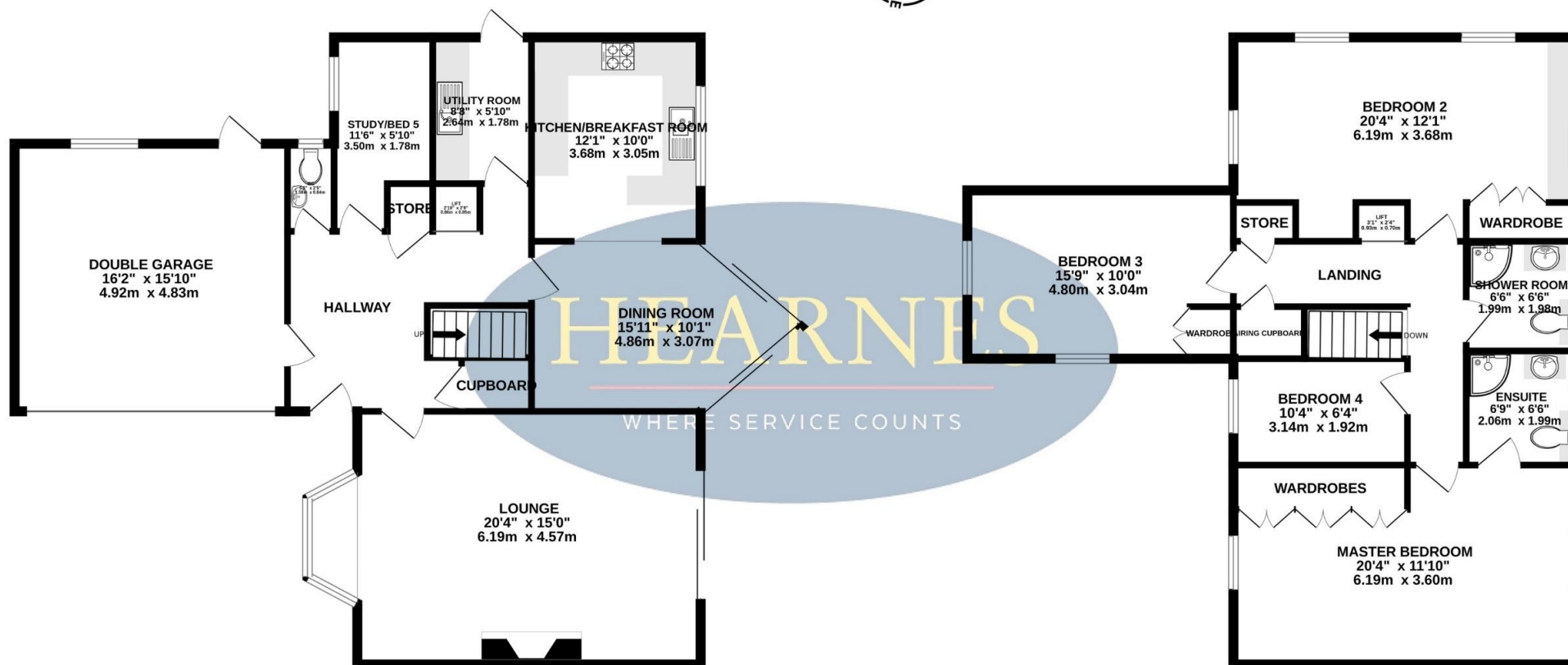




GROUND FLOOR  
1123 sq.ft. (104.3 sq.m.) approx.



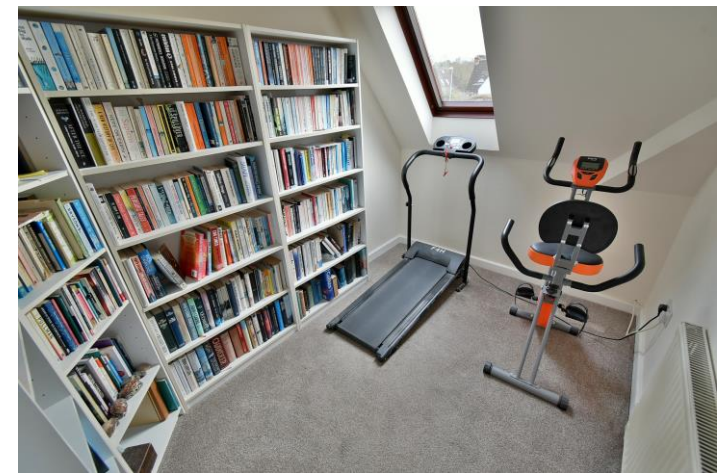
1ST FLOOR  
911 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 2034 sq.ft. (189.0 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 a superb feature of the property as it forms an 'L' shape extending round two sides of the property, offers an excellent degree of seclusion, is fully enclosed and has a maximum **overall measurement of 65' x 55'**
- Adjoining the rear of the property there is a good sized paved patio which adjoins a lawned area. In the far corner of the garden there is a pond and rockery. The rear garden extends round to join a large area of side garden which is predominantly laid to lawn and bordered by a low maintenance and well stocked gravelled flower bed stocked with many attractive plants and shrubs. A path leads round to a side gate
- A **front driveway** provides generous off road parking for several vehicles and in turn leads up to a double garage
- **Double garage** has a remote control up and over door, light and power, rear personal door and an internal door leading through into the property
- **Further benefits** include double glazing and a gas fired heating system with a Worcester boiler

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away. Ferndown also has a Championship Golf Course on Golf Links Road, with the Club House being located approximately 1.5 miles away.





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