

Wimborne Road East, Ferndown, Dorset BH22 9NW









***“A conveniently located 2,400 sq ft spacious family home on a secluded plot approaching 1/5<sup>th</sup> of an acre”***

**FREEHOLD PRICE £850,000**

This extremely spacious and conveniently located four double bedroom, one bathroom, one shower room, three reception room detached family home has a double glazed conservatory overlooking a secluded westerly facing rear garden with a double garage, car port and driveway providing generous off road parking. Situated on a mature plot approaching 1/5<sup>th</sup> of an acre down a private driveway serving just two homes.

The White House is a light, spacious and versatile 2,400 sq ft family home which is situated in a sought after and convenient location within Ferndown.

- **2,400 sq ft Four double bedroom detached family home on a mature plot approaching 1/5<sup>th</sup> of an acre**

**Ground floor:**

- **24ft Spacious entrance hall** with oak flooring
- **Cloakroom** finished in a white suite
- **17ft Kitchen/breakfast room** beautifully finished with solid wood worktops, a good range of base and wall units with underlighting, a central island unit also finished with a wooden worktop, integrated dishwasher, double oven, warming drawer, hob with extractor hood above, microwave, fridge and freezer with tiled floor, space for breakfast table and chairs and double glazed windows overlooking the mature gardens, utility room with sink unit, base units, recess and plumbing for washing machine, tiled floor, double glazed door leading out onto the garden and an internal door leading through into the garage
- **21ft Dual aspect lounge** with a box bay window overlooking the front garden and a limestone fireplace with living flame, coal effect gas fire creates an attractive focal point of the room
- **Dining room** with sliding patio doors leading out into the conservatory
- **14ft Double glazed conservatory** with tiled floor and double glazed French doors leading out into the rear garden
- **Inner hallway** with door leading through into the study
- **The study** has a fitted desk and enjoys a dual aspect

**First floor:**

- **Landing**
- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect and benefitting from an excellent range of fitted bedroom furniture to include wardrobes, dressing table, drawer storage and bedside cabinets
- **Spacious en-suite shower room** finished in a white suite incorporating a good size multi-jetted shower cubicle, WC, pedestal wash hand basin, vanity cupboard, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted wardrobes and dressing table
- **Bedroom three** is a good size double bedroom
- **Bedroom four** is again a double bedroom (currently being used as a craft and music room)
- **Spacious family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower attachment, separate shower cubicle, wash hand basin and WC, fully tiled walls and flooring

**COUNCIL TAX BAND: t.b.c.**

**EPC RATING: D**

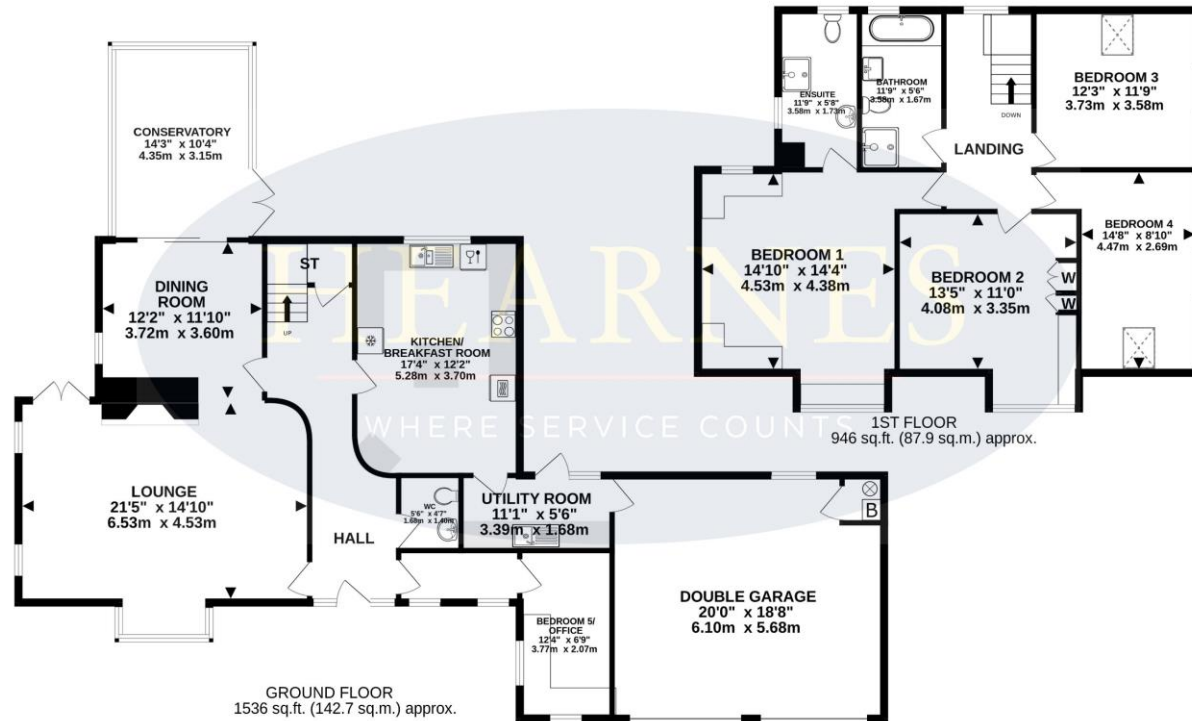






TOTAL FLOOR AREA : 2482 sq.ft. (230.6 sq.m.) approx.

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** measures approximately 90ft in width, faces a westerly aspect and offers an excellent degree of seclusion
- Adjacent to the rear of the property there is a **circular paved patio** with a gravelled path leading down to a side gate and **useful timber storage shed**
- **The garden** has been landscaped to incorporate ornately shaped lawned area which are surrounded by well stocked flower beds, paved seating areas and gravelled paths which meander through the mature garden past many attractive plants and mature shrubs
- Located on one side of the property there is a good size lawn with additional patio and a path with trellis over leading down to a second side gate. The garden itself is fully enclosed
- **A front driveway** provides generous off road parking which in turn leads up to a double garage and car port
- **Double garage** has two remote control up and over doors, workbench, light and power, a cupboard housing a wall mounted gas fired boiler and pressurized hot water tank and an internal door leading through into the property
- **Further benefits include;** double glazing, a gas fired heating system and a monitored alarm system within the house with floodlighting and main switchable large floodlighting to the front of the property

Ferndown's town centre is located approximately 1 mile away. Sainsbury's supermarket is conveniently located approximately 400 metres away. Ferndown also has a championship golf course on Golf Links





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