

Carroll Avenue

Ferndown, Dorset BH22 8BP



HEARNES

WHERE SERVICE COUNTS



“A virtually brand new 2,700 sq ft stunning bungalow, occupying a 0.4 acre plot within 500 metres of the town centre”

FREEHOLD PRICE £950,000

This beautifully finished and extremely spacious five bedroom, one bathroom, three en-suite detached bungalow has a private 80ft south facing rear garden, double garage and a gated entrance. Tucked away in arguably one of Ferndown’s most sought after locations, conveniently situated within 600 metres of Ferndown town centre.

This virtually brand new and cleverly enlarged bungalow offers light and spacious accommodation with some lovely finishing touches. The accommodation has been designed to create a 32ft kitchen/dining/family room which overlooks the private and south facing rear garden, an impressive 21ft lounge with vaulted ceiling and log burner, five double bedrooms and luxuriously appointed bathrooms and en-suites.

Carroll Avenue is a prestigious private road with a mix of elegant, executive and highly desirable properties. An early viewing of this beautiful bungalow is strongly recommended by the sole selling agents.

- 26ft **Reception hall** with Karndean flooring and underfloor heating
- **Cloakroom**, beautifully finished in a stylish white suite with fully tiled walls and flooring
- Stunning open plan **32ft Kitchen/dining/family room**
- **Family area** with double glazed sliding patio doors leading out to the south facing rear garden
- **Kitchen area** offering a pleasant outlook over the rear garden, polished porcelain tiled floor, integrated fridge/freezer, double oven, hob, extractor and dishwasher
- Large **utility room** with porcelain tiled floor, recess and plumbing for a washing machine and a door leading outside
- Impressive 22ft x 17ft **Lounge** with a vaulted ceiling, bi-fold doors leading out to the private landscaped rear courtyard and a log burning stove creating an attractive focal point in the room
- **Master suite** enjoying views over the rear garden, a fitted cupboard and a **dressng room** with fitted shelving, drawers and hanging rails
- Sumptuously appointed **en-suite wet room** incorporating a walk in shower area with chrome raindrop shower head and separate shower attachment, a feature glass tiled wall, fully tiled walls and flooring
- **Guest double bedroom** with a view to the front aspect and a **dressng area** with a fitted double and single wardrobe
- **En-suite shower room**, luxuriously appointed to incorporate a shower cubicle with chrome raindrop shower head and separate shower attachment, a feature glass tiled wall, fully tiled walls and flooring
- **Third double bedroom** with sliding patio doors leading out to the rear courtyard, Karndean flooring with underfloor heating, boiler cupboard and a fitted wardrobe
- **En-suite shower room** beautifully finished to incorporate a shower cubicle with chrome raindrop shower head and separate shower attachment, fully tiled walls and Karndean flooring with underfloor heating
- **Two further double bedrooms**, both enjoying views over the rear garden, one of which has fitted floor to ceiling wardrobes with mirrored sliding doors
- Luxuriously appointed and extremely spacious **family bathroom** finished in a contemporary style incorporating a freestanding roll top bath with mixer taps and shower hose, a feature glass tiled wall, fully tiled walls and flooring

Well thought out and lovely finishing touches in the property include a **keyless front door entry intercoms** system at the front gates, **integrated outdoor lighting** in the soffits, newly replaced double glazing with some windows having **integrated blinds**, newly installed pressurised gas-fired central heating system and electric underfloor heating in all en-suites and the bathroom.

COUNCIL TAX BAND: F

EPC RATING: C

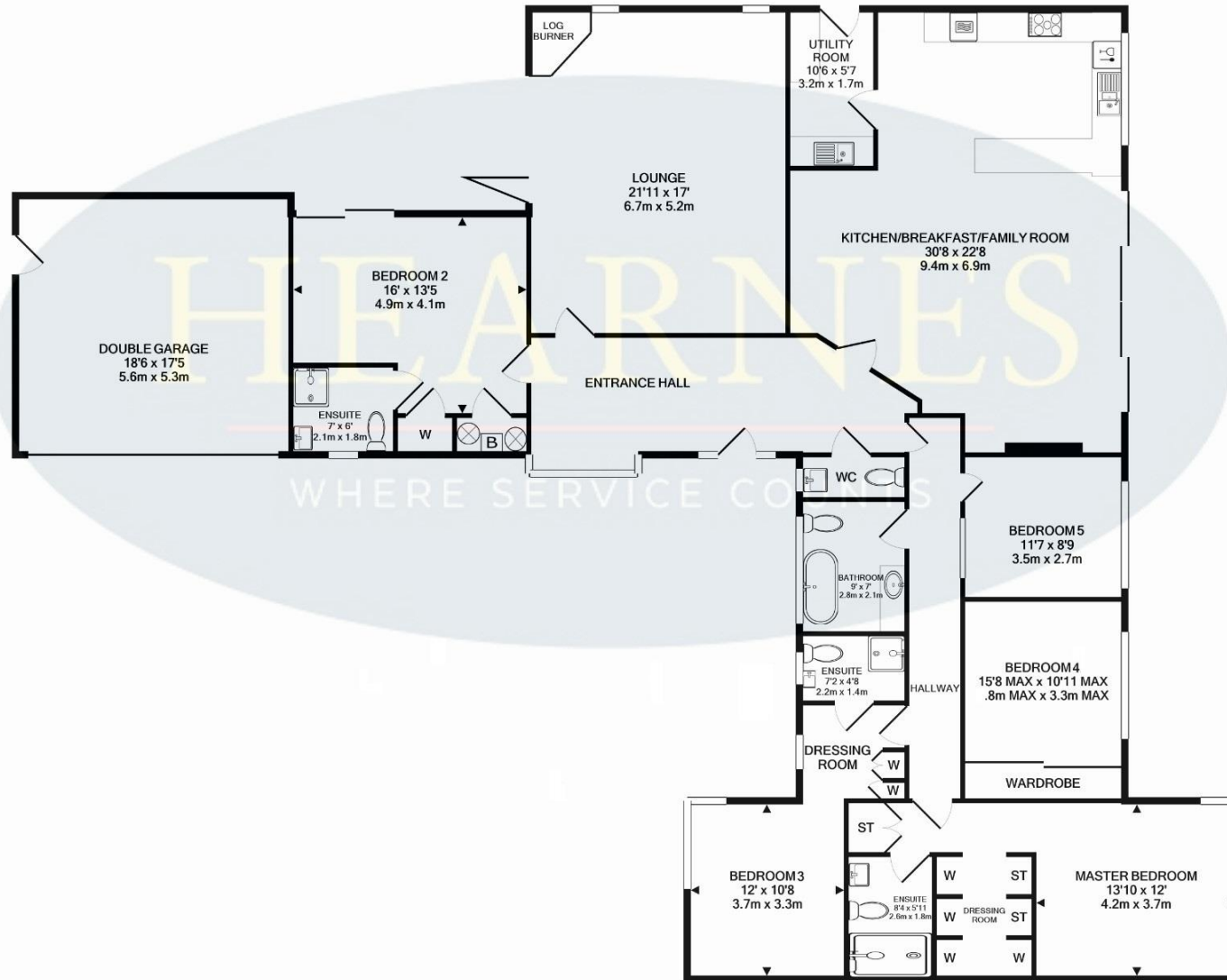




TOTAL APPROX. FLOOR AREA 2735 SQ.FT. (254.1 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- **Southerly facing rear garden** offering an excellent degree of seclusion and measuring approximately 85ft x 70ft
- The garden has been landscaped to incorporate a large high quality exterior porcelain tiled patio area adjacent to the rear of the bungalow
- Large expanse of well-kept level lawn, bordered by block paving and well-stocked shrub borders and flower beds, with a paved path leading down to a discreetly enclosed large timber storage shed
- **Private, landscaped courtyard area** measuring approximately 50ft x 30ft, finished with outdoor Porcelain tiles, creating a fantastic entertaining and barbeque area and offering an excellent degree of seclusion
- **Electronically operated front gates** offer an impressive approach to the property and open to give access to a **100ft gravelled front driveway** which in turn leads up to a front gravelled courtyard area
- **Double garage** with a remote controlled up and over door, side door, space saving staircase leading to a mezzanine storage area, plastered walls and porcelain tiled floor

Ferndown offers an excellent range of shopping, leisure and recreational facilities, as well as a Championship golf course located on Golf Links Road, with the Club House located less than 1 mile away via car or approximately 700 metres away by foot.



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