

# Church Road

Ferndown, Dorset, BH22 9ES





# *“A town centre versatile family home of over 2,500 sq ft, with a heated swimming pool and annexe potential”*

**FREEHOLD GUIDE PRICE £600,000**

This substantially enlarged and recently modernised four/five bedroom, two shower room, one en-suite bathroom detached family home has annexe potential. Occupying a large west facing plot with a newly installed heated swimming pool, large garage and generous off-road parking. This property is situated approximately 200 metres from Ferndown’s town centre and is offered with no onward chain.

This deceptively spacious and versatile family home is over 2,500 sq ft. The ground floor accommodation has been enlarged to create fantastic annexe potential. The property itself has undergone many recent improvements, along with a recently landscaped 60ft west facing rear garden which has a 3ft deep heated swimming pool.

## **Ground Floor**

- Spacious 24ft **entrance hall**
- Ground floor **cloakroom** finished in a modern white suite
- **Lounge** enjoying a bay window to the front aspect and a log burning stove with a tiled hearth and exposed stone chimney breast creating an attractive focal point in the room
- **Sitting room** with double doors through to the kitchen/breakfast/dining/family room (In the lounge and sitting room there is a high specification integrated 7:4:1 cinema surround sound system with studio grade wiring. This could be included in the sale depending on the final figure agreed)
- 21ft x 19ft **Kitchen/breakfast/dining/family room** providing a fantastic family and entertaining space which has two sets of double glazed bi-fold doors opening to offer uninterrupted views over the recently landscaped large west facing garden
- **Beautifully finished kitchen** area with extensive wood block work surfaces, a central island unit also finished with a wood block work surface which continues round to form a breakfast bar, integrated electric hob and a further range of integrated appliances to include oven, combination oven and warming drawer, dishwasher, space and plumbing for a American style fridge/freezer, ample space for a dining table and chairs and sofas. Karndean flooring extends throughout this space

## **Potential Annexe**

- Large **utility room** with space and plumbing for a washing machine, a door leading out to the rear garden and a door leading through into the garage
- **Shower room** refitted in a stylish white suite to incorporate a large walk in shower area, WC with concealed cistern and wash hand basin with vanity storage beneath
- **Double bedroom** enjoying a dual aspect and direct access out to the rear garden

## **First Floor**

- Impressive 21ft x 19ft **L-shaped master bedroom** with fitted wardrobes, views over the rear garden and double glazed French doors leading out to the **Juliette balcony**
- **Dressing room** with an extensive range of fitted wardrobes
- Extremely spacious and stylish **en-suite bathroom/shower room** incorporating an oversized bath, shower cubicle with chrome raindrop shower head and separate shower attachment, WC and wall-mounted wash hand basin with vanity storage beneath
- 21ft **Guest double bedroom** enjoying a triple aspect
- **Third double bedroom**
- **Fourth single bedroom**, currently used as a dressing room
- Main **family shower room** finished in a modern white suite to incorporate a large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC and wall-mounted wash hand basin with vanity storage beneath

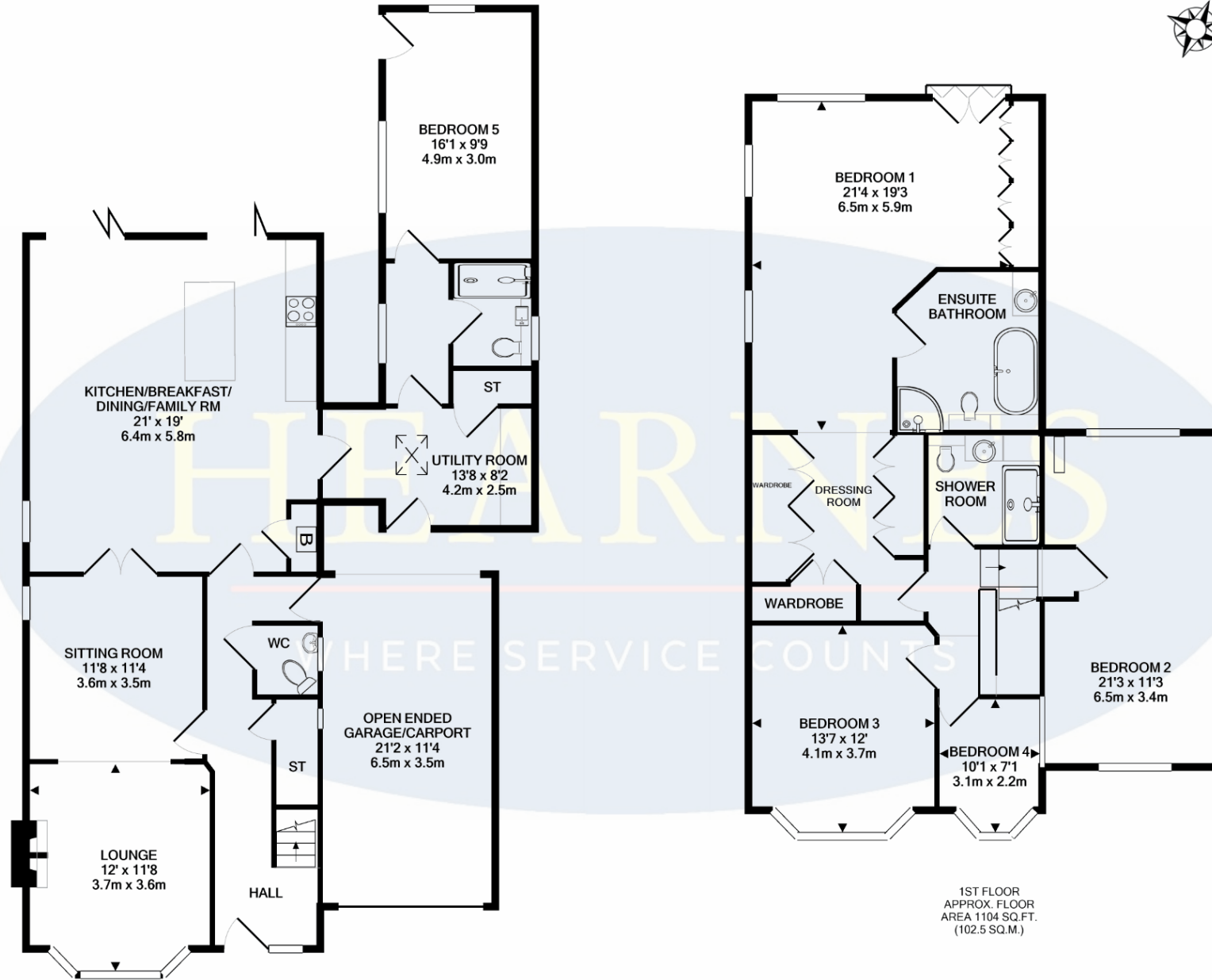
Further benefits include double glazing and gas-fired central heating. The property could also be offered with no onward chain.

**COUNCIL TAX BAND: G**

**EPC RATING: D**







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

- Approximately **60ft x 45ft recently landscaped west facing rear garden** which is fully enclosed and must be seen to be fully appreciated
- Large Indian sandstone paved patio area adjacent to the rear of the property, adjoining a good sized area of lawn
- At the far end of the garden there is a **3ft deep newly installed heated swimming pool**, surrounded by a paved patio
- Within the garden there is a summer house and a timber storage shed
- Front driveway providing **off-road parking** for approximately four to five vehicles, which in turn leads up to a car port/garage
- **Car port/garage** with a metal up and over door at the front, light, power and a door leading directly into the property

Ferdown's town centre and its excellent Range of shopping, leisure and recreational facilities are located less than 200 metres away.



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