



HEARNES

WHERE SERVICE COUNTS

**Petwyn Close
Ferndown, Dorset BH22 8BG**

FREEHOLD PRICE

£260,000

“A good size family home with a garage situated in a pleasant cul-de-sac location”

This well presented and generous sized three bedroom mid-terrace family home has an enclosed rear garden, single garage and generous off road parking whilst situated in a pleasant cul-de-sac location.

- **Three bedroom mid-terrace family home**

Ground floor:

- **Cloakroom** finished in a white suite (currently disconnected)
- 24ft x 18ft L-shaped **lounge/dining room** with stripped wooden floor boards
- The **lounge area** has double glazed window facing a southerly aspect and overlooking the front garden. An attractive focal point of the room is a living flame coal effect gas fire
- **Dining area** has ample space for dining room table and chairs and French doors leading out into the rear garden
- **Kitchen** incorporating ample roll top worksurface with a good range of base and wall units, integrated oven and hob, recess plus plumbing for dishwasher, space for fridge/freezer and door leading out into the lean-to/utility
- **Lean-to/utility** plumbing for washing machine, wall mounted gas fired Worcester boiler, door leading out into the garden

First floor:

- **Landing**
- Two generous size double **bedrooms**, both benefitting from fitted wardrobes
- **Bedroom three** is a good sized single bedroom
- **Family bathroom** finished in a white suite to incorporate a corner bath with shower over, pedestal wash hand basin, WC, fully tiled walls and flooring

Outside:

- The **rear garden** is fully enclosed and measures approximately 40ft in length. The garden has been landscaped for ease of maintenance with a rear pedestrian access
- **Single garage** has an up and over door, rear personal door, light and power
- Generous sized area of lawned **front garden**
- A **front driveway** providing off road parking for approximately two vehicles
- Further benefits include **double glazing, UPVC soffits and a gas fired central heating system with replacement boiler**

There is a full selection of amenities on Turbary Road approximately half a mile away, whilst Sainsburys supermarket and Boots pharmacy are less that one mile away.

Ferndown offers an excellent range of shopping, leisure and recreational facilities, and the town centre is located approximately 1.5 miles away.

COUNCIL TAX BAND: C

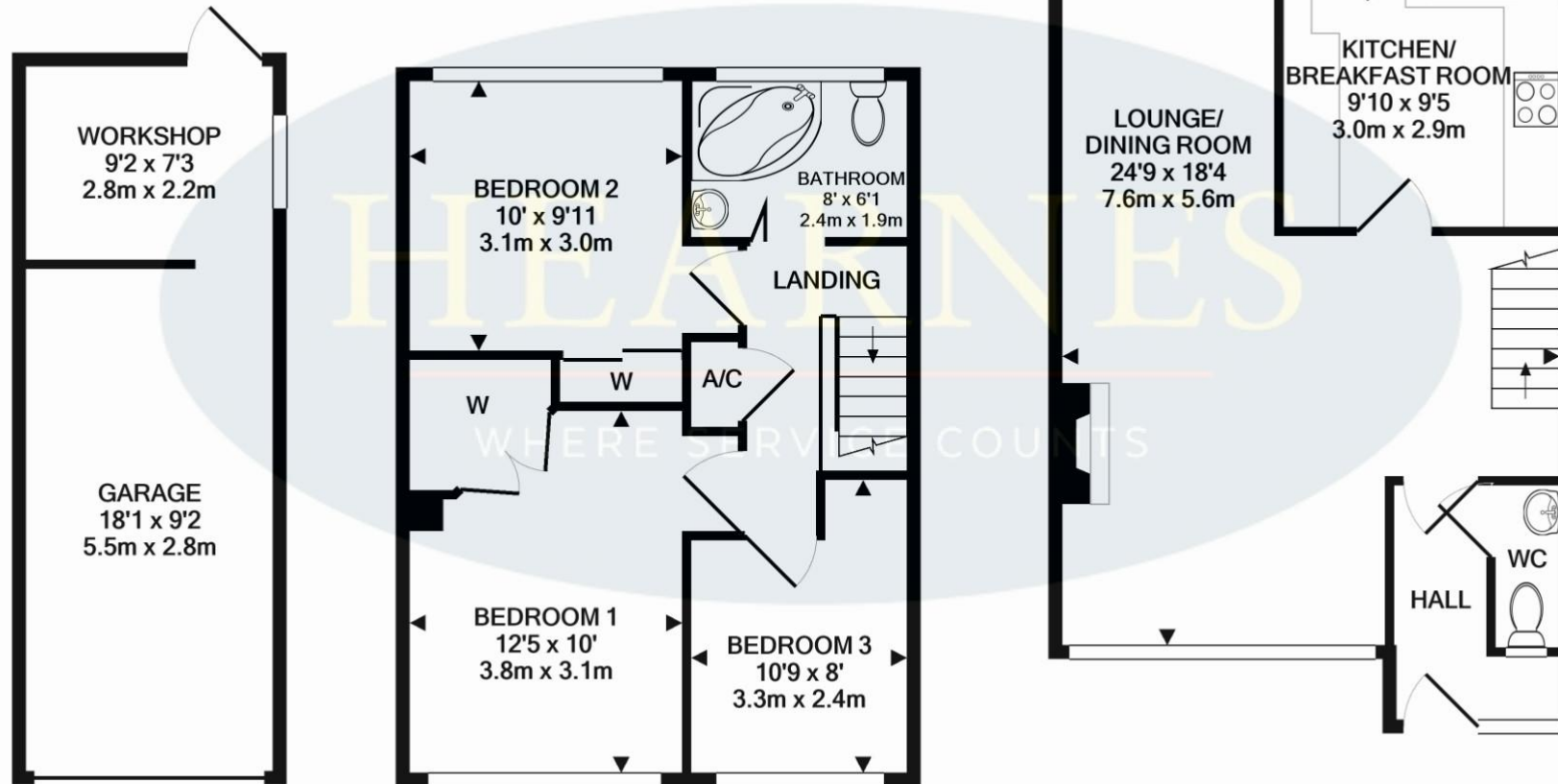
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1195 SQ.FT. (111.0 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 Made with Metropix ©2020



NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 233 SQ.FT.
(21.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 516 SQ.FT.
(47.9 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

