

# Paddocks Way, Ferndown Dorset BH22 9FW



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VERMOREL GARDENS & LAND TRAIL CO.



# FREEHOLD PRICE

## Offers Over £325,000

This spacious and immaculately presented 1,300 sq ft four double bedroom, two bathroom, three storey town house offering versatile accommodation with a landscaped rear garden, single garage and allocated parking. Enjoying the extremely popular development of Holmwood Park, this versatile family home was constructed approximately 3 years ago and has the remainder of an NHBC builder's warranty.

Within the Holmwood Park development a substantial children's play park and also falls within the school catchment areas for Ferndown's First, Middle and Upper Schools, Parley First School and Hampreston First School. Haskins Garden Centre includes a restaurant and café located just ½ a mile away, whilst The Angel family pub is less than ½ a mile away. Ferndown's town centre offers an excellent range of shopping, leisure and recreational facilities and is located less than 1.5 miles away. Marks & Spencer's Simply Food is located approximately 1 mile away, whilst a selection of amenities at West Parley are located approximately ½ a mile away.

### Ground Floor

- 17ft **Entrance hall** with Amtico flooring which continues throughout the ground floor accommodation
- Large **cloakroom** finished in a modern white suite with a tiled floor
- 16ft **Lounge/dining room** with a party vaulted ceiling with glass roof and double glazed French doors leading out to the landscaped rear garden
- Modern **kitchen** with integrated oven, hob and extractor, a recess for all other appliances and a view over the front garden

### First Floor

- **Master bedroom** with a spacious en-suite shower room finished in a stylish white suite to incorporate a shower cubicle with raindrop shower head and separate shower attachment and Amtico tiled flooring
- Large **second bedroom**

### Second Floor

- Double **bedroom**
- Good sized **family bathroom/shower room** finished in a contemporary white suite to incorporate a panelled bath, separate double shower cubicle and Amtico tiled flooring
- Additional small **double bedroom**

### Outside

- The **rear garden** measures approximately 35ft in length, has been landscaped and is fully enclosed, with a rear pedestrian access which leads round to an allocated parking space and a garage
- **Garage** with one allocated parking space in a private driveway
- Ample **designated parking** for visitors at the front of the property
- **Double glazing, a gas-fired central heating system and the remainder of an NHBC builders warranty**

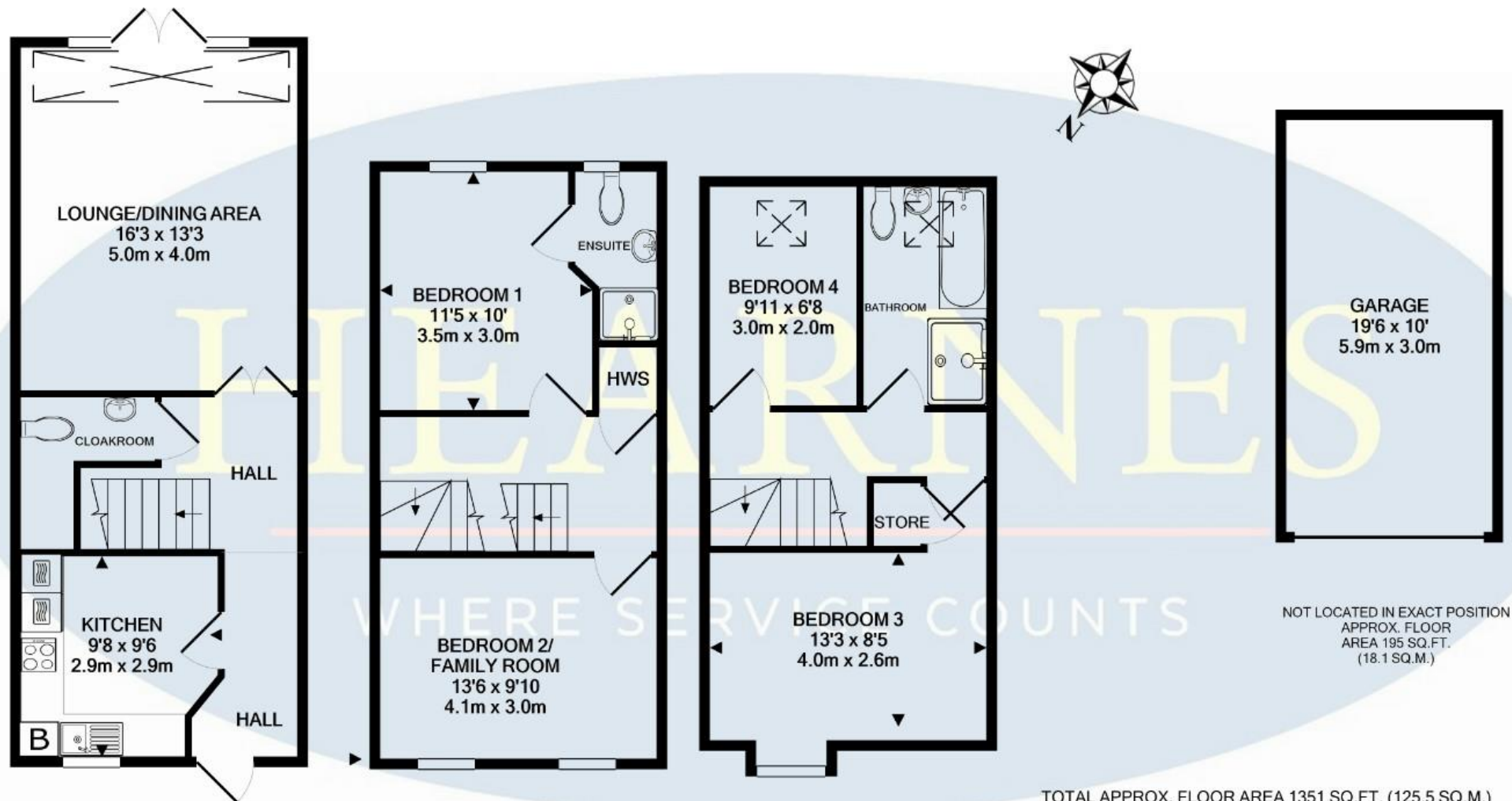
COUNCIL TAX BAND: E

EPC RATING: B

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.

***“A deceptively spacious 1,300 sq ft versatile family home with a garage and allocated parking”***





TOTAL APPROX. FLOOR AREA 1351 SQ.FT. (125.5 SQ.M.)

Whilst every attempt has 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 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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