

# Barrow View

Ferndown, Dorset BH22 9SY



**HEARNES**

WHERE SERVICE COUNTS







# ***“Beautifully finished three storey 1,700 sq ft family home with private garden in a cul-de-sac location”***

**FREEHOLD PRICE £535,000**

This cleverly enlarged and superbly modernised, six bedroom, one bathroom, two shower room, two reception room, three storey detached family home has a private, enclosed rear garden and a driveway providing generous off road parking. Tucked away in a pleasant cul-de-sac location and enjoying a small select development located close to all Ferndown's amenities.

The current owners have been in residence for circa 8 years. Along with being modernised the property has been substantially enlarged to approximately 1,700 sq ft. An early viewing is strongly recommended to fully appreciate the overall size and finish.

- **Six bedroom, three storey detached family home**

**Ground floor:**

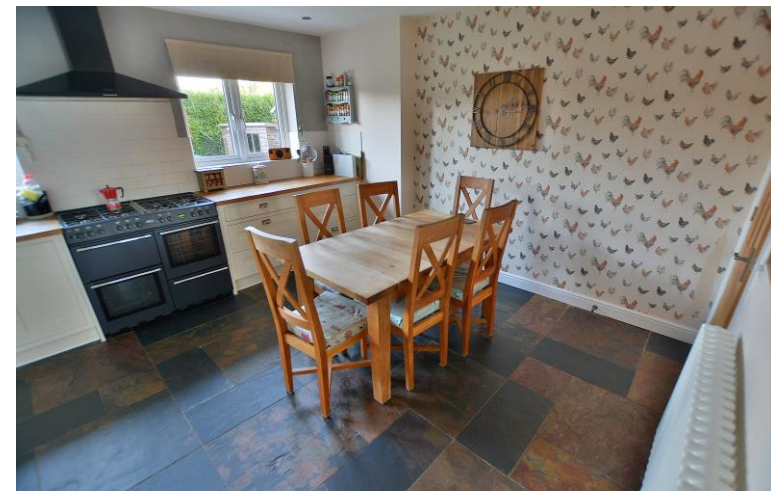
- Spacious **reception hall**, slate flooring with underfloor heating and oak staircase
- **Cloakroom** fitted in a modern white suite with slate flooring and underfloor heating
- Stunning 16 ft **kitchen/dining room** beautifully finished with wood block worksurfaces and a good range of base and wall units, recess for range cooker with extractor canopy above, integrated dishwasher, fridge/freezer and microwave, ample space for dining room table and chairs, slate flooring with underfloor heating and window overlooking the rear garden
- **Utility room** with recess plus plumbing for washing machine, slate floor with underfloor heating and door leading out onto a side path
- Walk-in **larder/laundry room** with space plus outlet for tumble dryer, wall mounted gas fired boiler and a door leading through into the former garage now useful storage room
- 17ft **Lounge** with double glazed French doors leading out into the rear garden. An attractive focal point of the room is a recessed wood burning stove with wooden mantle above
- **Playroom/snug** with window overlooking the front garden

**First floor:**

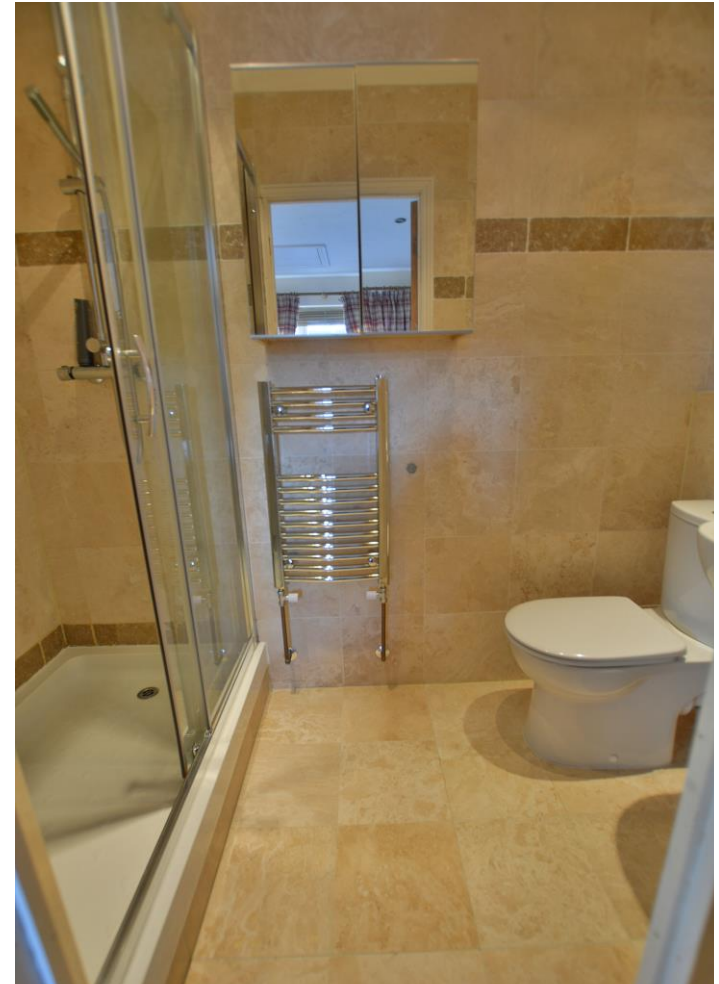
- **Landing**
- **Guest bedroom** with loft hatch with pull-down ladder giving easy access into a useful loft storage space
- **En-suite shower room** refitted in a stylish white suite to incorporate a large cubicle with chrome raindrop shower head and separate shower attachment, WC, wall mounted wash hand basin, fully tiled walls and flooring
- The third **bedroom** is a good size bedroom benefitting from a fitted double wardrobe
- The fourth **bedroom** is a double bedroom
- The fifth **bedroom/office** is a single bedroom (currently used as a home office)
- **Family bathroom** luxuriously appointed in a stylish white suite to incorporate a shower/bath with chrome raindrop shower head and separate shower attachment, wall mounted wash hand basin, WC, fully tiled walls and flooring

**Second floor:**

- **Landing**
- Impressive **master bedroom** which is a large double bedroom benefitting from fitted cupboards and wardrobes
- **En-suite shower room** sumptuously appointed to incorporate a large shower cubicle with chrome raindrop shower head and separate shower attachment, concealed cistern, wall mounted wash hand basin and fully tiled walls and flooring
- **Bedroom six** is a good size single bedroom with fitted cupboard/wardrobe
- Further benefits include double glazing, replacement UPVC fascias and soffits, a gas fired central heating system with a replacement boiler and water softener

















## Outside

- The rear garden is fully enclosed, offers a good degree of seclusion and measures approximately 35ft x 35ft. A patio area extends the full width of the property the paved patio area adjoins a lawned area. Within the garden there is a decked entertainment/seating area, a shed with light and power and additional raised decked area
- A side path leads round to a side gate
- A front block paviour driveway provides off road parking for approximately 2-3 vehicles with a lawned area bordered by well stocked flower beds
- The former garage is now a useful storage space and has a metal up-and-over door remaining, light and power and a door leading through into the property

The market town of Wimborne is located approximately 4 miles away offering an excellent range of facilities. Ferndown town centre is located approximately 1 mile away and also offers an excellent range of shopping, leisure and recreational facilities. Ferndown also offers a First, Middle and Upper school all with excellent reputations. Located approximately 300 metres from the property there are acres of protected heathland which offer miles of countryside walks across protected heathland.





390 Ringwood Road, Ferndown, Dorset, BH22 9AU  
Tel: 01202 890890 Email: [ferndown@hearnes.com](mailto:ferndown@hearnes.com)

**HEARNES**  
WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com) Offices also at:  
Bournemouth, Poole, Ringwood & Wimborne