

# Robinswood Drive

Ferndown, Dorset BH22 9RY



**HEARNES**

WHERE SERVICE COUNTS







***“A substantially enlarged and beautifully finished family home with an 85ft west facing garden sitting proudly on a plot approaching ¼ of an acre”***

**FREEHOLD GUIDE PRICE £825,000**

This superbly modernised and extremely spacious four double bedroom, one bathroom, two shower room detached chalet style family home has an 85ft private, west facing rear garden, double garage and generous off road parking whilst occupying a large plot approaching ¼ of an acre plot. This deceptively spacious and beautifully finished 2,200 sq ft family home has been recently remodelled, extended and completely modernised which has been finished to an extremely high standard. An early viewing is strongly recommended to fully appreciate the overall size and standard of finish.

- **Four double bedroom 2,200 sq ft versatile family home on a plot approaching ¼ of an acre**

**Ground floor:**

- **Reception hall**
- 35ft x 24ft Stunning, open plan **kitchen/breakfast room/family room/dining room**
- The **kitchen/breakfast area** is superbly finished with extensive marble worktops and upstands with an inset Villeroy & Boch sink with boiling hot water tap and an excellent range of base and wall units. There is a central island unit also finished in marble continuing round to form a breakfast bar with two integrated wine fridges and a Neff integrated induction hob with pop-up Neff extractor. Also within the **kitchen/breakfast area** there are integrated Neff twin ovens, a Neff dishwasher and Neff fridge and freezer
- The **kitchen/breakfast area** opens out into the **family area** with bi-fold doors open to offer uninterrupted views over the private, west facing rear garden and a vaulted ceiling with ceiling skylights which floods this area with lots of natural light
- There is a 17ft open plan **dining area** which has double doors leading through into the lounge
- 16ft **Lounge** with window to the side aspect and recess for TV
- **Utility room** incorporating ample worktops with an inset stainless steel Franke sink, recess plus plumbing for washing machine and a door leading into a **double garage**
- Good size **double bedroom**
- **Jack & Jill ground floor shower room** luxuriously appointed to incorporate a large, walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern and wash hand basin with vanity storage beneath, fully tiled porcelain walls and flooring

**First floor:**

- 17ft x12ft **Master bedroom** impressive bedroom with two fitted double wardrobes
- **Dressing room** fitted with shelves, hanging rails and dressing table
- Spacious **en-suite shower room** sumptuously appointed to incorporate a large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, contemporary wash hand basin with mixer taps, porcelain fully tiled walls and flooring.
- **Bedroom two** is a 17ft double bedroom
- **Bedroom three/office** which could be used as a double bedroom
- Luxuriously appointed **family bathroom** finished in a contemporary style white suite to incorporate a freestanding roll top bath with mixer taps and shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled porcelain walls and flooring

**COUNCIL TAX BAND: E**

**EPC RATING: E**

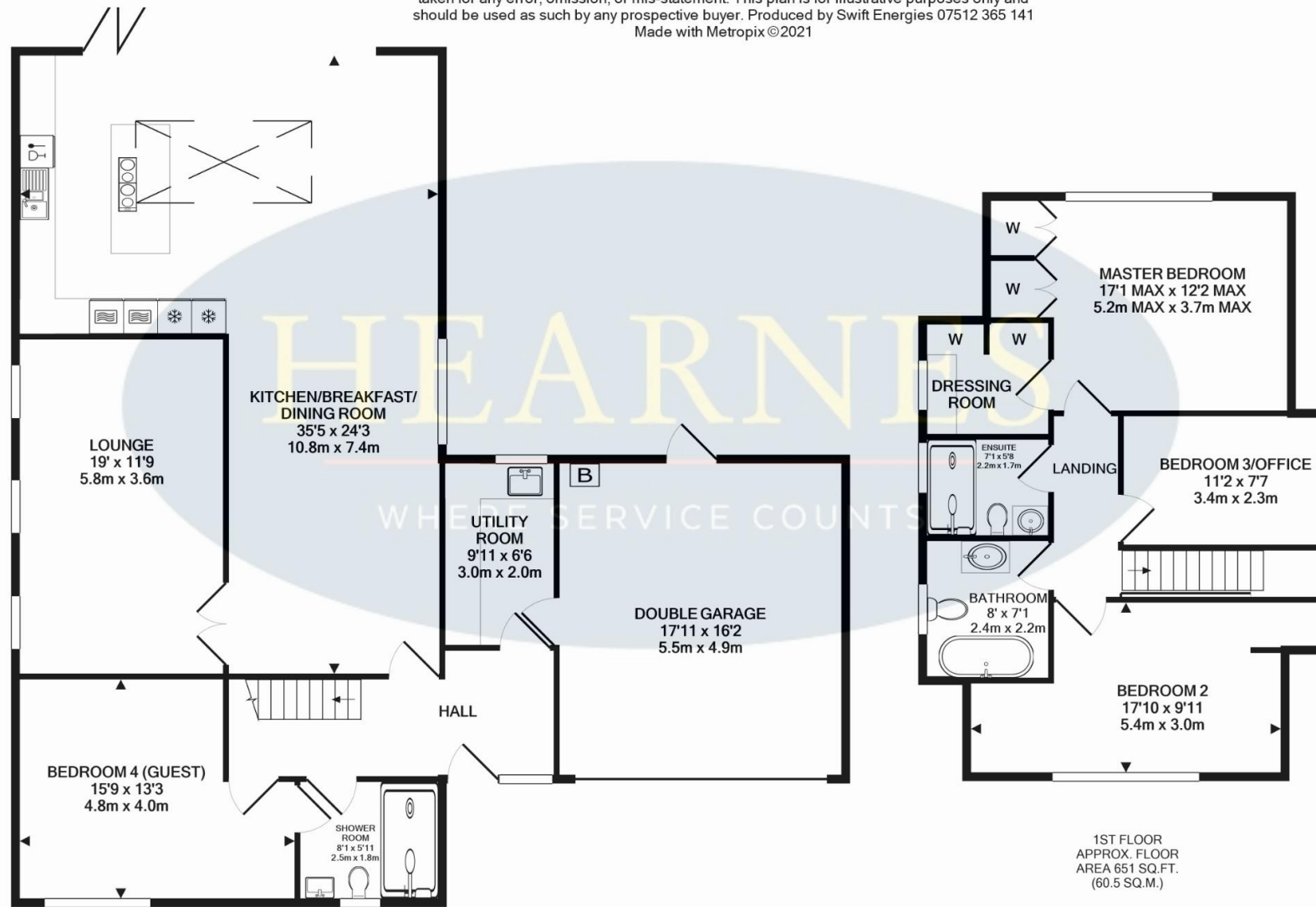




# TOTAL APPROX. FLOOR AREA 2194 SQ.FT. (203.9 SQ.M.)



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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**GROUND FLOOR  
APPROX. FLOOR  
AREA 1543 SQ.FT.  
(143.3 SQ.M.)**

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

- The **rear garden** is a superb feature of the property as it offers a good degree of seclusion, faces a westerly aspect and measures approximately 85ft x 65ft
- Extending the full width of the property there is a large, Indian Sandstone **paved patio area** which is bordered by a low level brick wall. Steps lead up onto a large expanse of lawn, the garden itself if fully enclosed
- Located on both sides of the property there are **side paths and side gates**
- Attractive newly constructed brick **front pillars** offer an impressive approach to the property
- A **front driveway** provides generous off-road parking for several vehicles
- **Double garage** with a remote control roll up-and-over door, light and power, rear personal door, wall mounted gas fired boiler and a door giving direct access into the property
- **Further benefits include;** newly installed double glazing throughout, UPVC fascias & soffits and a newly installed, pressurized gas fired central heating system

Ferndown town centre is located less than a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.





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