

# New Road

Ferndown, Dorset BH22 8EQ



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***“An upgraded and improved 2,300 sq ft family home with a private, west facing rear garden on a plot measuring in excess of 1/5 of an acre”***

**FREEHOLD GUIDE PRICE £725,000**

This extremely spacious and modernised five double bedroom, two bathroom, one shower room, two reception room detached family home has a double glazed conservatory overlooking a 70ft private west facing rear garden with integral double garage and generous off road parking. Sitting proudly on a large plot measuring in excess of 1/5 of an acre.

This fantastic family home is approximately 2,300 sq ft. The property comes to the market for the first time in approximately 29 years and has undergone a number of recent improvements along with recent redecoration throughout.

- **Five double bedroom detached family home**

**Ground floor:**

- Spacious **entrance hall** with under stairs cupboard
- **Cloakroom** refitted in a stylish white suite
- 21ft Triple aspect **lounge** with living flame coal effect gas fire, patio doors leading out into the conservatory
- **Conservatory** is double glazed and has French doors leading out into the private, west facing rear garden
- Separate **dining room** enjoying a pleasant outlook over the rear garden. Double doors opening into the kitchen/breakfast room
- Refitted dual aspect 14ft **kitchen/breakfast room** beautifully finished with extensive granite worktops which continues round to form a breakfast bar, good range of base and wall units, integrated Bosch dishwasher, integrated double oven, hob and extractor
- Spacious **utility room**, recess plus plumbing for washing machine, internal door leading through into the double garage and door leading out into the garden

**First floor:**

- **Spacious landing**
- The **master bedroom** is a generous size double bedroom benefitting from two fitted double wardrobes and a single wardrobe
- **Walk-in wardrobe** with hanging rail
- **En-suite bathroom** refitted in a stylish white suite to incorporate a panelled bath with mixer tap and shower hose, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Bedroom two** is a good size double bedroom benefitting from two fitted double wardrobes, single fitted wardrobe and shelving
- **Bedrooms three, four and five** are all additional double bedrooms
- **Family bathroom** refitted in a contemporary style white suite to incorporate a panelled bath with mixer taps and shower hose, separate shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Shower room** refitted in a stylish white suite to incorporate a walk-in shower area, WC, wall mounted wash hand basin, partly tiled walls and tiled flooring

**COUNCIL TAX BAND: G**

**EPC RATING: D**



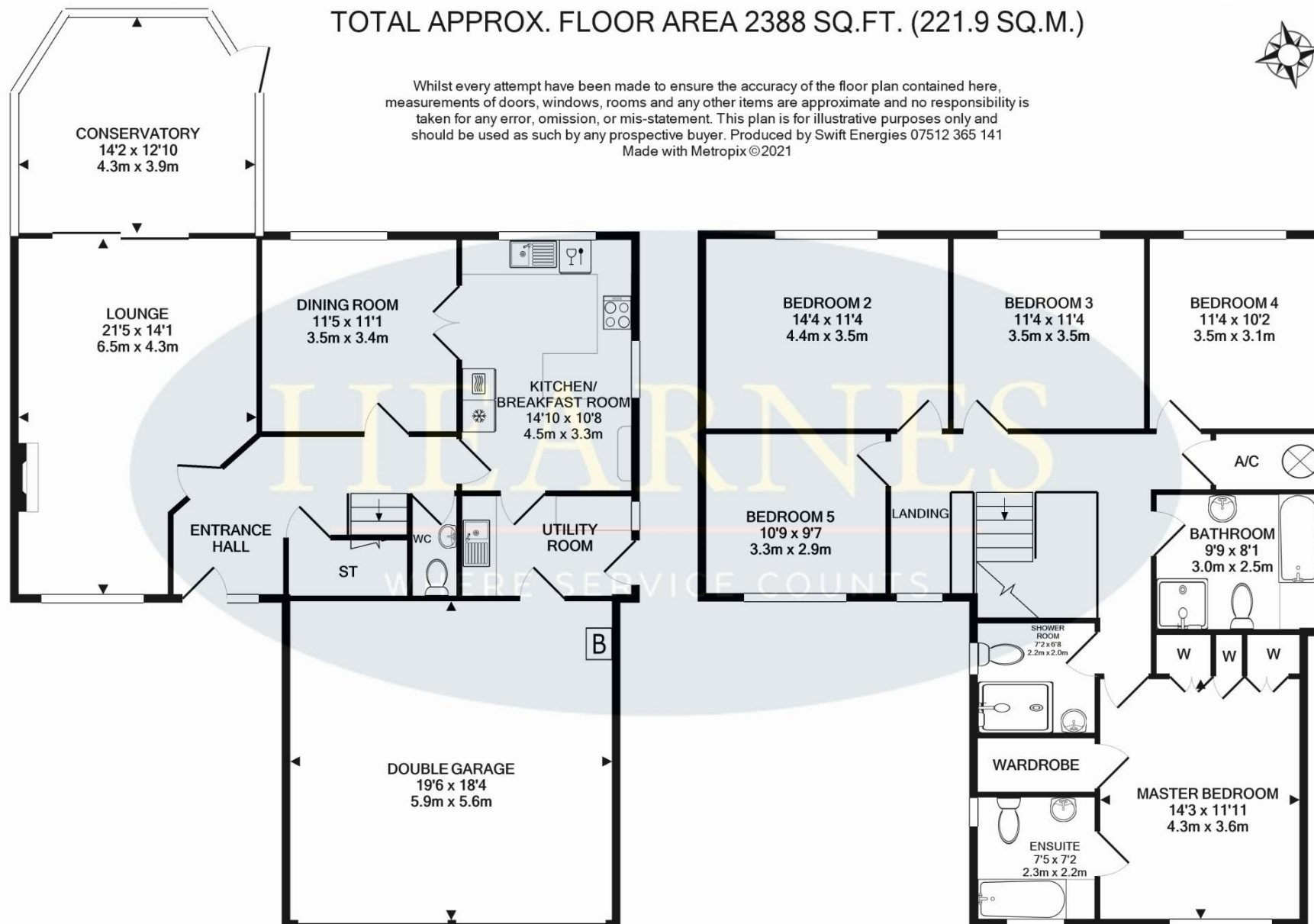




# TOTAL APPROX. FLOOR AREA 2388 SQ.FT. (221.9 SQ.M.)



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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## Outside

- The **rear garden** is without doubt a superb feature of the property as it offers an excellent degree of seclusion, faces a westerly aspect and measures approximately 70ft x 50ft
- Adjoining the rear of the property there is a **paved patio area**. The remainder of the garden is predominantly laid to lawn and bordered by well stocked flower beds, a path leads down to a side gate, a further path with trellis over continues down through the garden to a second area of **patio** and a **summer house**
- There is a large area of **front garden** stocked with many attractive plants and shrubs
- A **front driveway** provides generous off road parking for several vehicles and in turn leads up to a **double garage**
- **Double garage** has two remote control up-and-overs doors, light and power, a rear personal door and a wall mounted gas fired boiler
- **Further benefits** include double glazing, a gas fired central heating system and security alarm

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





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