

Barrow View

Ferndown, Dorset BH22 9SY





“Immaculately presented family home with a private garden on the edge of a small, select development”

FREEHOLD PRICE £465,000

An impeccably presented and well-proportioned four bedroom, with en-suite to the master, family bathroom, and ground floor cloakroom, two reception room detached family home has a 15ft conservatory overlooking a private garden with detached single garage and generous off road parking.

The property is located on the edge of a small select development and is conveniently located for all the local amenities.

- **Four bedroom detached family home**

Ground floor:

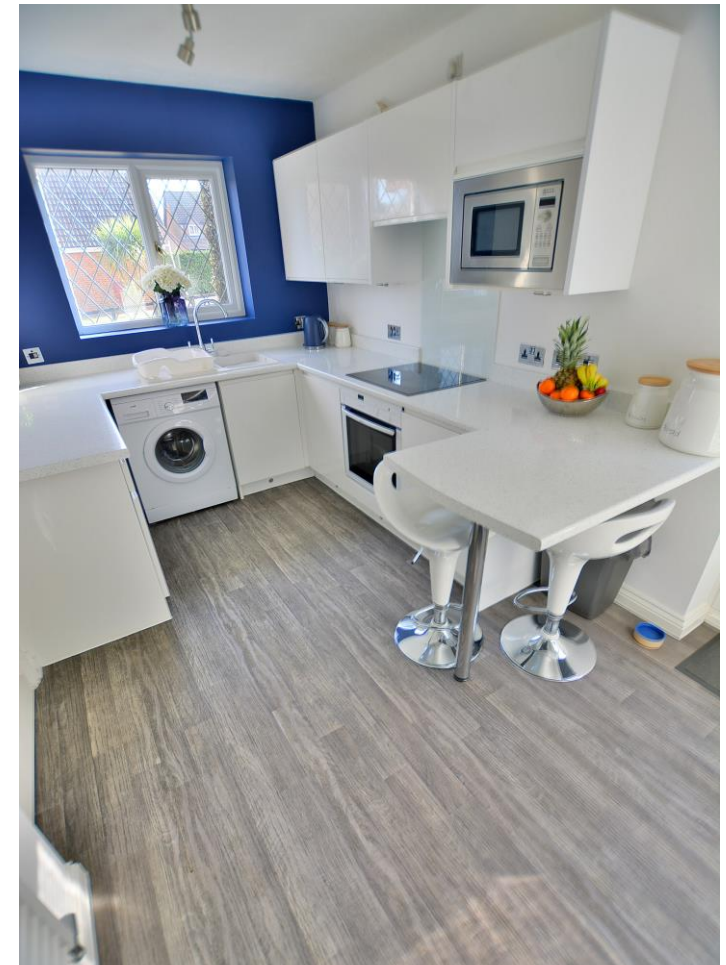
- **Entrance hall**
- **Cloakroom** finished in a white suite
- Refitted modern **kitchen/breakfast room** incorporating ample roll top worksurfaces which continues round to form a breakfast bar, good range of base and wall units, integrated Neff oven, hob and extractor, Neff microwave, space for American style fridge/freezer, recess and plumbing for washing machine, cupboard housing a wall mounted gas fired boiler, window overlooking the front garden and door leading out to the side driveway
- Separate **dining room** which could also be used as an office enjoying a view over the front garden
- 19ft **Lounge** with feature fireplace and sliding patio door leading out into the conservatory
- 15ft Fully double glazed **conservatory** enjoying a pleasant outlook over the private rear garden

First floor:

- **Bedroom one** is a good size double bedroom benefitting from a fitted double wardrobe
- **En-suite shower room** finished in a white suite incorporating separate shower cubicle, pedestal wash hand basin, WC, partly tiled walls
- **Bedrooms two and three** are both double bedrooms
- **Bedroom four** is a good size single bedroom
- **Family bathroom** finished in a modern white suite to incorporate panelled bath with mixer taps and shower hose, wall mounted wash hand basin with vanity storage beneath, partly tiled walls

COUNCIL TAX BAND: E

EPC RATING: C

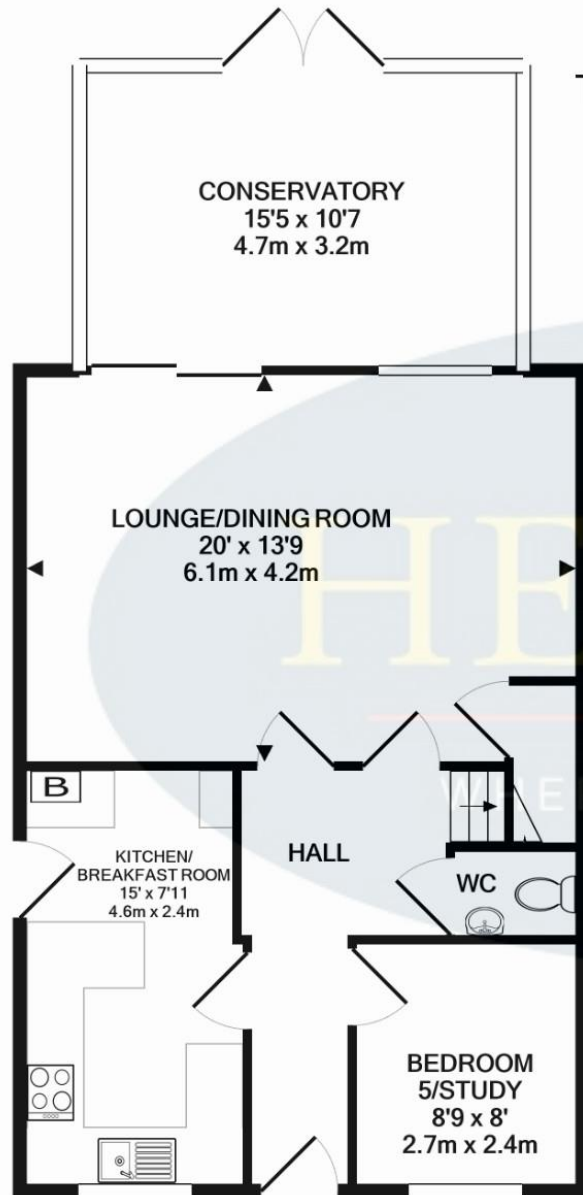




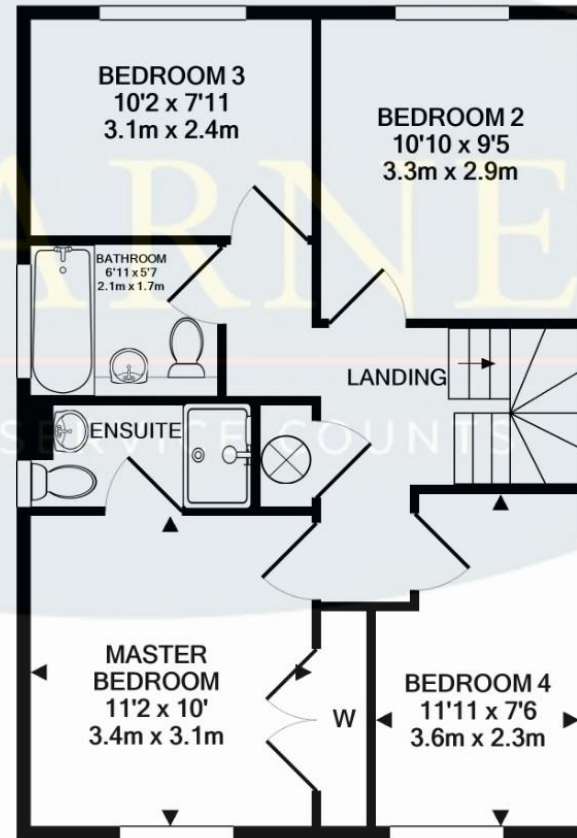
TOTAL APPROX. FLOOR AREA 1436 SQ.FT. (133.4 SQ.M.)



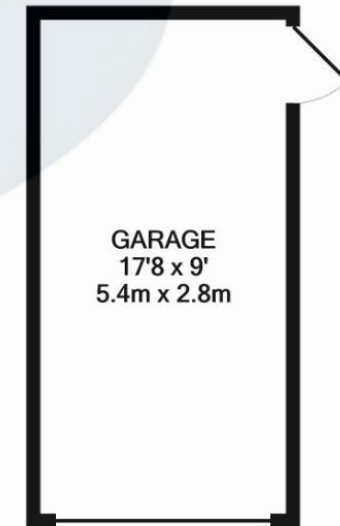
Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
Made with Metropix ©2021



GROUND FLOOR
APPROX. FLOOR
AREA 721 SQ.FT.
(67.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 555 SQ.FT.
(51.6 SQ.M.)



NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 159 SQ.FT.
(14.8 SQ.M.)





Outside

- The **rear garden** offers an excellent degree of seclusion and is fully enclosed
- Adjoining the rear of the property there is a generous sized **decked seating area**
- The remainder of the garden is predominantly laid to lawn. At the far end of the garden there is a further area of **paved patio**
- There is a small area of low maintenance and enclosed **front garden**
- A **side driveway** provides generous off road parking
- Double wooden gates open onto a further area of driveway which in turn leads down to a detached **single garage**
- **Detached single garage** has a side door, metal up and over door, light and power
- **Further benefits** include double glazing, a gas fired central heating system and security alarm

The market town of Wimborne is located approximately 4 miles away and offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away and offers a comprehensive selection of facilities



390 Ringwood Road, Ferndown, Dorset, BH22 9AU
Tel: 01202 890890 Email: ferndown@hearnes.com



www.hearnes.com Offices also at:
Bournemouth, Poole, Ringwood & Wimborne