



HEARNES
WHERE SERVICE COUNTS

**Paddocks Way, Ferndown
Dorset BH22 9FW**

FREEHOLD PRICE

£375,000

“A newly constructed 1,300 sq ft family home with a garage and allocated parking”

This spacious and immaculately presented four double bedroom, two bathroom, three storey town house has a landscaped rear garden, single garage and allocated parking. Enjoying the extremely popular new development of Holmwood Park, this versatile family home was constructed approximately 12 months ago and has the remainder of an NHBC builder's warranty.

Within the Holmwood Park development a substantial children's play park is currently under construction and due for completion shortly. The property 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 ground floor 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/breakfast room 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
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- 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

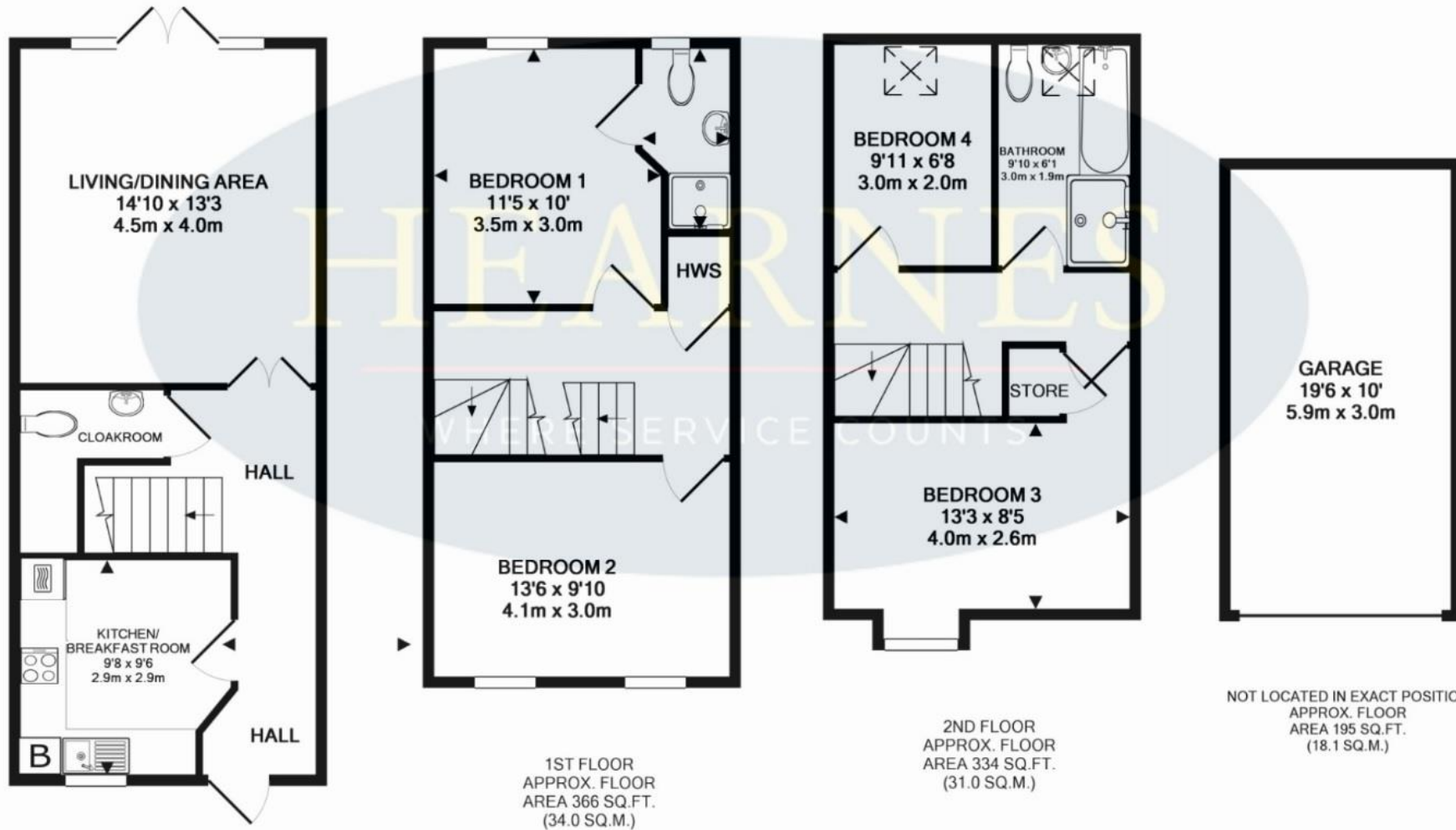
EPC RATING: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1316 SQ.FT. (122.3 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 422 SQ.FT.
(39.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 334 SQ.FT.
(31.0 SQ.M.)

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 195 SQ.FT.
(18.1 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

