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**Everdene Close, Ferndown  
Dorset BH22 8LG**

# Everdene Close, Ferndown, Dorset BH22 8LG

## FREEHOLD PRICE £315,000

A superbly positioned and generous size three bedroom, two bathroom semi-detached family home, with a private enclosed rear garden, driveway and garage. Tucked away at the end of a peaceful cul-de-sac, whilst enjoying a sought after location on the Camelia's development.

Wood effect flooring continues through from the entrance hall into a good size lounge, which enjoys a view over the front garden and has a useful under stairs cupboard. An archway leads from the lounge into the dining area which enjoys a pleasant outlook over the rear garden. Also overlooking the rear garden there is a modern kitchen which incorporates ample work surfaces, a good range of base and wall units, integrated dishwasher, integrated fridge and integrated oven, hob and extractor with attractive tiled splashbacks. There is a cupboard housing a wall-mounted gas fired boiler, wood effect flooring, a door leading through into the garage and a double glazed door leading out to the rear garden.

The master bedroom is a good size double bedroom which has an archway through to a dressing area, where there are two fitted wardrobes with mirrored sliding doors. The dressing room in turn leads through to the en-suite shower room which is finished in a modern white suite and incorporates a good size shower cubicle, low level wc with a concealed cistern and wash hand basin with vanity storage beneath. The second bedroom is a double bedroom, whilst the third bedroom is a good size single bedroom with a fitted double wardrobe. Both of these bedrooms have the use of the main family bathroom which is finished in a modern white suite to incorporate a panelled bath, pedestal wash hand basin and a low level wc.

The rear garden offers an excellent degree of seclusion, is fully enclosed and measures approximately 40ft x 25ft. Adjacent to the rear of the property there is a paved patio area, with the remainder of the garden laid to lawn. Within the garden there is also a useful timber storage shed.

A front driveway leads up to an integral single garage and there is a good sized area of front lawn.

The single garage has a metal up and over door, light, power and a door into the kitchen.

Further benefits include double glazing and a gas-fired central heating system.

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.

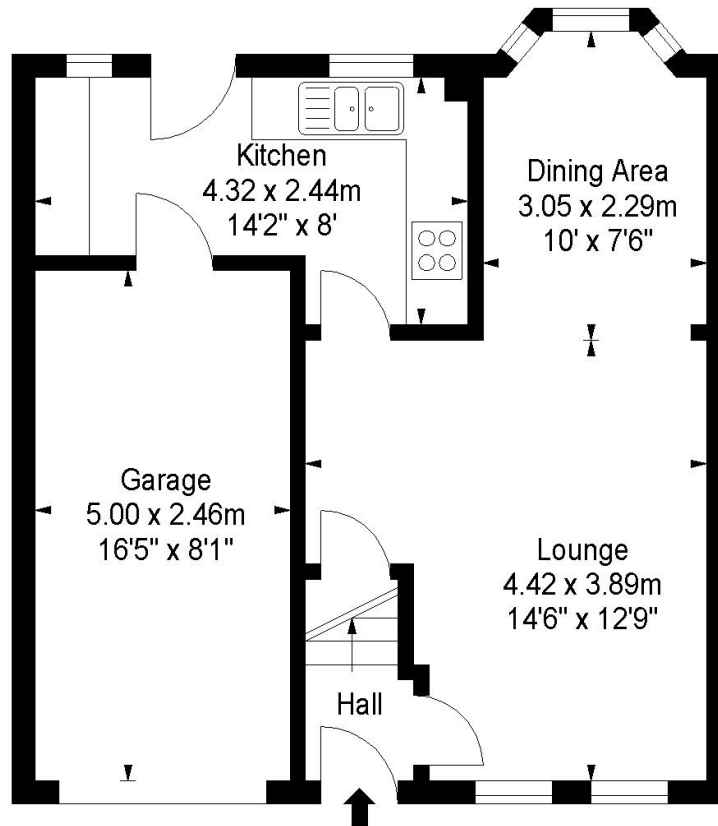
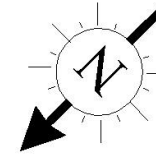
**COUNCIL TAX BAND: D**

**EPC RATING: C**

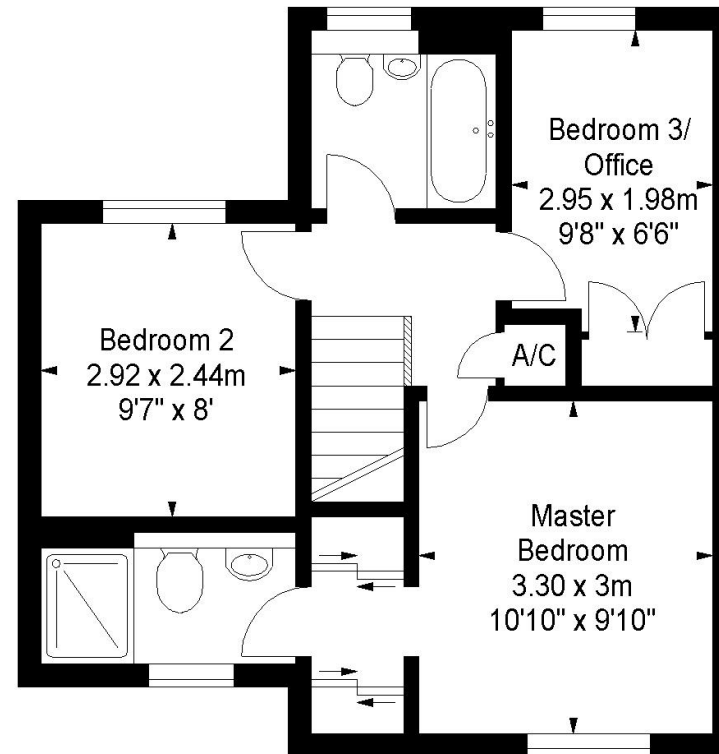
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



**Everdene Close,  
Ferndown, BH22 8LG**  
**Approx. Gross Internal Area \***  
**922 Ft<sup>2</sup> - 85.65 M<sup>2</sup>**  
**(Including Garage)**



**Ground Floor**



**First Floor**

**For illustrative purposes only. Not to scale**

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