



Bellway
The Dunwich
showhome
A 5 bedroom home
www.bellway.co.uk



**'The Dunwich' Holmwood Park
Ferndown, Dorset, BH22 9FX**

FREEHOLD PRICE

£569,950

“A beautifully finished 1,800 sq ft family home sitting proudly on a good sized plot with a pleasant outlook”

A superbly located and generous sized five bedroom, three bathroom detached family home, situated on a good sized corner plot with a 45ft enclosed rear garden and an integral garage. The property is tucked away in a quiet location on the edge of a sought after modern development.

Holmwood Park is a superb development of contemporary homes in the beautiful town of Ferndown, built by Bellway Homes who have earned a strong reputation for high standards of design and build quality.

Both the help to Buy Scheme and Part Exchange are available on this home.

- Good sized **entrance hall**
- Large **ground floor cloakroom** finished in white Roca sanitary ware with chrome fittings
- **Playroom** with a view to the front aspect
- 17ft **Lounge** with double glazed French doors leading out to the garden and patio
- 22ft x 16ft **Kitchen/family room/dining room**
- **Beautifully finished kitchen** with extensive Sile stone work surfaces, a central island unit which forms a breakfast bar, an excellent range of integrated AEG appliances to include a fridge/freezer, dishwasher, double oven, hob and extractor
- **Dining area** with double glazed French doors leading out to the garden and patio
- Good sized **utility room** with a double glazed door leading out to a side path and an internal door leading through to the large garage
- Good sized **first floor landing**
- **Master bedroom** with a double glazed window to the front aspect enjoying a pleasant wooded outlook, floor to ceiling wardrobes with sliding doors
- Good sized **en-suite shower room** finished in white Roca sanitary ware with chrome fittings and a good sized shower cubicle with full height tiling
- **Bedroom two** is a double bedroom enjoying a dual aspect, also with its own **en-suite shower room** finished in a stylish white Roca sanitary ware and chrome fittings and large shower cubicle with full height tiling
- **Bedroom three** is a double bedroom with a view to the front aspect enjoying a wooded outlook
- **Bedroom four** is a double bedroom with a view to the rear aspect
- **Bedroom five** is a single bedroom with a view to the rear aspect
- Large **family bathroom** finished in stylish white Roca sanitary ware with chrome fittings, a panelled bath with mixer taps and shower hose and a separate shower cubicle with full height tiling
- **Rear garden** with maximum measurements of 45ft x 40ft, is fully enclosed and is predominantly laid to lawn with paved patio areas and a paved path leading round to a side gate
- **Front driveway** leading up to a large garage, with an area of front lawn
- **Large garage** with a metal up and over door, light, power and a door into the utility room
- Further benefits include double glazing, a gas-fired central heating system and an **NHBC builders warranty**

Holmwood Park is conveniently located for amenities, with Ferndown's town centre located less than 1.5 miles away providing a choice of Supermarket's medical facilities, Post Office, selection of banks and schools. The local pub 'The Angel' is located approximately 600 metres away.

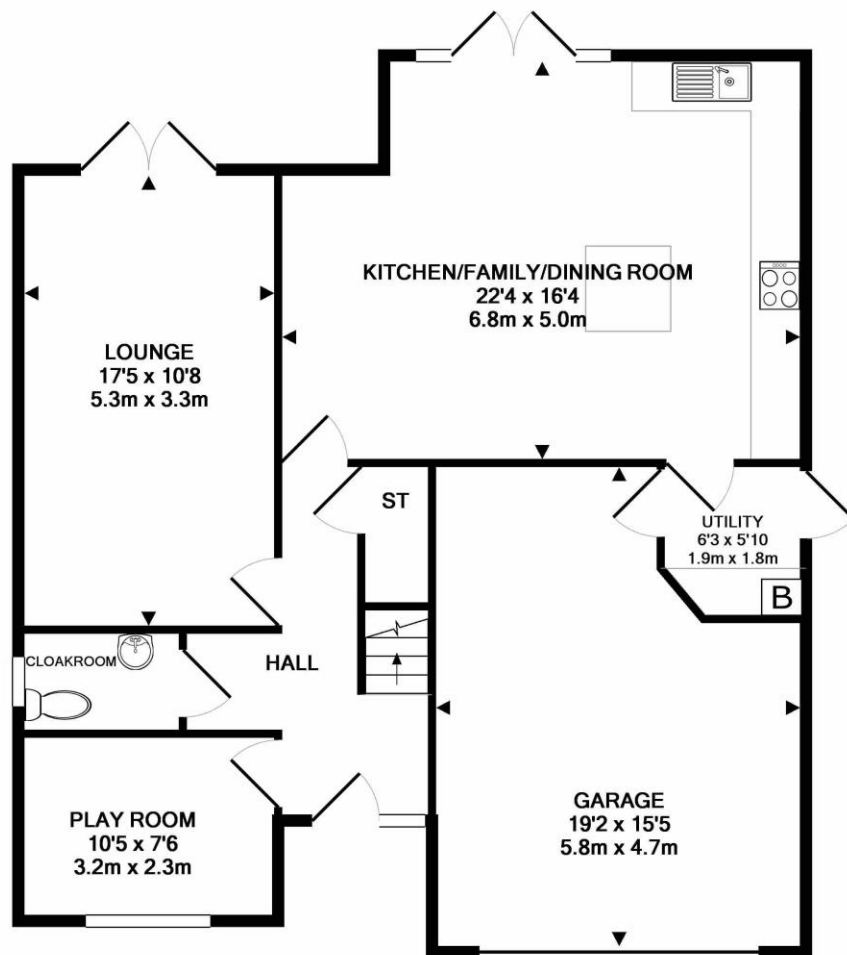
COUNCIL TAX BAND: F

EPC RATING: B

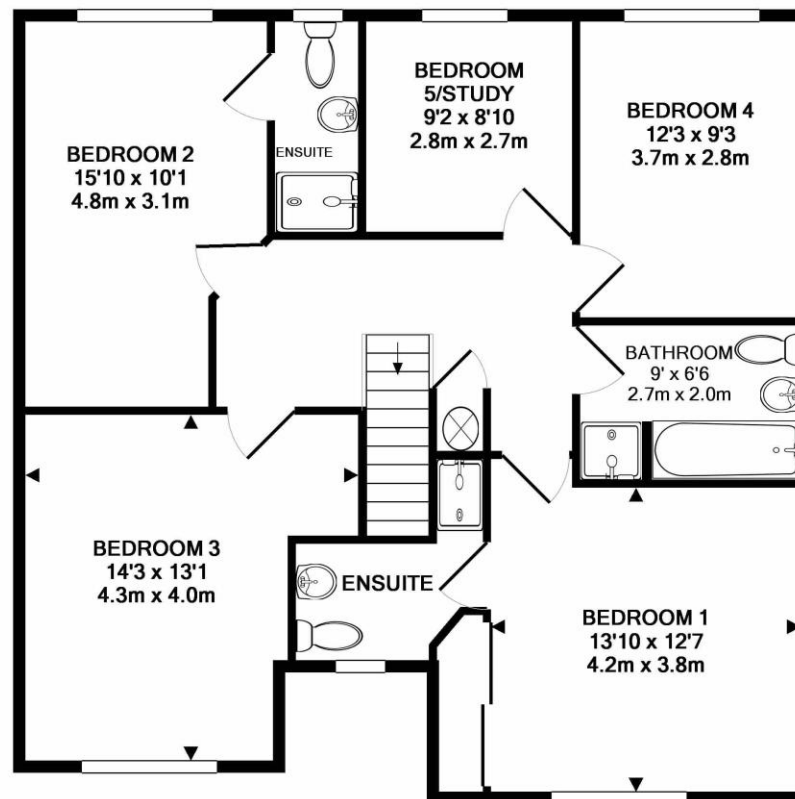
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







GROUND FLOOR
APPROX. FLOOR
AREA 1022 SQ.FT.
(94.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 943 SQ.FT.
(87.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1965 SQ.FT. (182.5 SQ.M.)

Whilst every attempt has 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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View from the first floor



HEARNES

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