



HEARNES

WHERE SERVICE COUNTS

**Sherwood Avenue, Ferndown
Dorset, BH22 8JT**

FREEHOLD PRICE

£485,000

“A substantially enlarged and spacious family home, enjoying a popular residential location”

This extended and extremely spacious five bedroom, three bathroom, two reception room detached family home has a double glazed conservatory, a 50ft enclosed rear garden, a double garage and generous off-road parking. Situated within a convenient and popular residential location within Ferndown.

- Entrance porch
- 18ft **Entrance hall**
- 20ft **Lounge** with a double glazed window facing a southerly aspect flooding this room with lots of natural light and a living flame coal effect gas fire with a limestone surround creating an attractive focal point in the room
- Separate **dining room** with double glazed French doors leading out to the conservatory
- Fully double glazed conservatory with a radiator allowing for the room to be used all year round
- 18ft **Kitchen/breakfast room** incorporating ample work surfaces which continue round to form a breakfast bar, a good range of base and wall units, Range cooker with extractor canopy above, space for an American style fridge/freezer, integrated dishwasher, a double glazed window overlooking the rear garden and double glazed French doors leading out to a block paved patio
- Ground floor **cloakroom** finished in a white suite with fully tiled walls
- Large first floor landing
- Impressive 15ft x 14ft **Master bedroom** enjoying a dual aspect, with two fitted double wardrobes and drawer storage
- **En-suite shower room** finished in a white suite to incorporate a separate shower cubicle, wc, pedestal wash hand basin and a tiled floor
- **Guest double bedroom** with fitted floor to ceiling wardrobes with sliding doors
- **En-suite shower room** finished in a white suite to incorporate a separate shower cubicle, wc and a wall-mounted wash hand basin
- **Two further double bedrooms**
- **Fifth single bedroom**
- Recently **refitted family bathroom** finished in a stylish white suite to incorporate a panelled bath with shower over, pedestal wash hand basin, wc and a tiled floor
- **Rear garden** offering a good degree of privacy measuring approximately 50ft x 40ft, mainly laid to lawn with a decked seating area in the far right hand corner, whilst adjacent to the rear of the property there is a block paved patio area with a shed located alongside one side of the property where there is also a side gate. The garden is enclosed by hedge and fencing
- Front driveway providing generous **off-road parking** for approximately three to four vehicles which in turn leads up to a double garage
- **Double garage** which has been sub-divided to create a utility room, however the partition wall could easily be removed and could be removed by the current vendor on request
- **Utility room** with plumbing for a washing machine, a wall-mounted gas fired boiler, double doors leading out to the garden and an internal door into the property
- Further benefits include double glazing, UPVC fascias and soffits and a gas-fired central heating system
- Offered with **no onward chain**

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located less than 1 mile away. Marks & Spencer's Simply Food and a small selection of amenities on Glenmoor Road are both less than ½ a mile away.

COUNCIL TAX BAND: E

EPC RATING: D

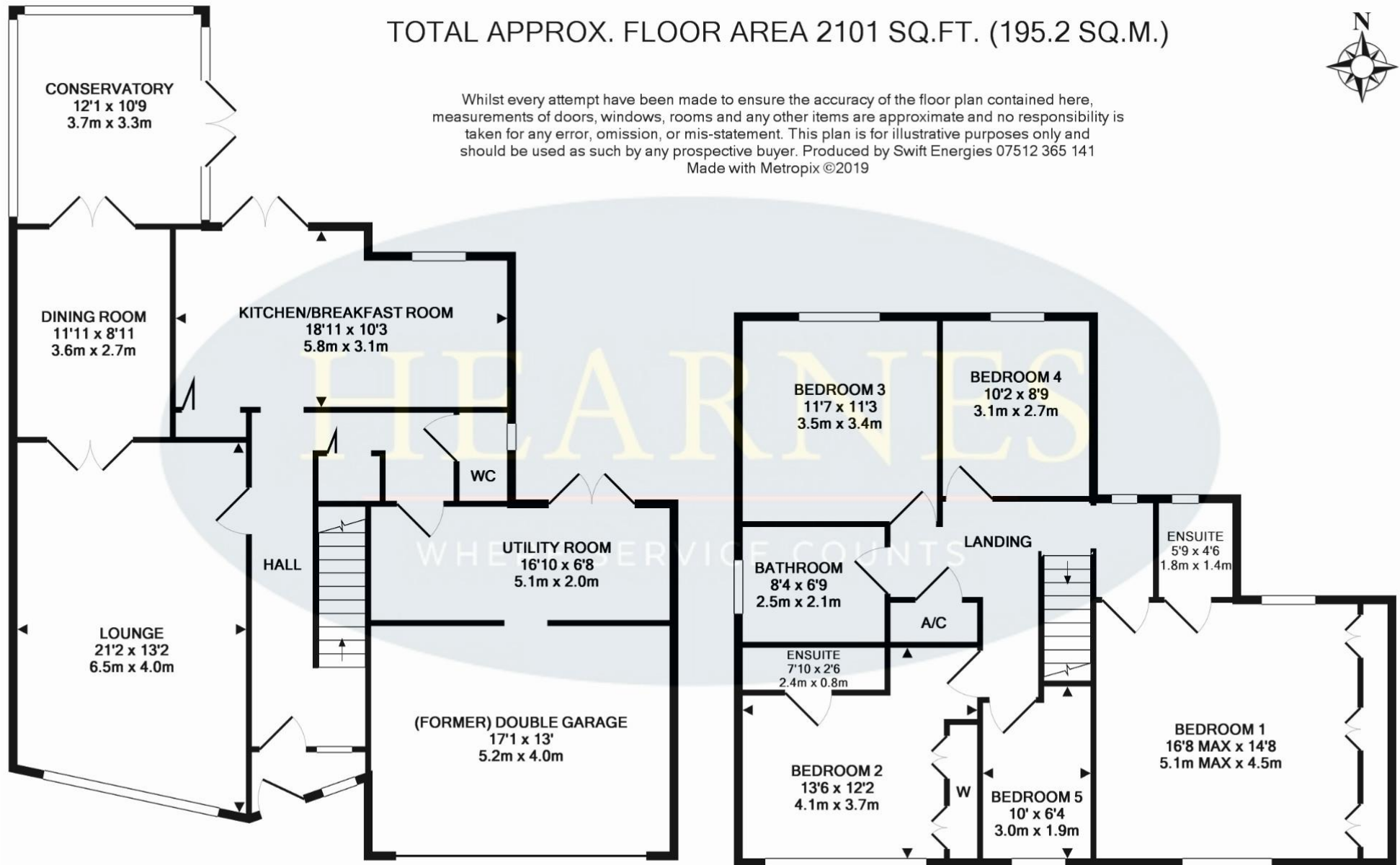
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 2101 SQ.FT. (195.2 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

