



HEARNES

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**Kingsway, Ferndown
Dorset, BH22 9QW**

FREEHOLD PRICE

£550,000

“A substantially enlarged and beautifully modernised family home with an 85ft south facing garden”

This superbly finished and substantially enlarged four double bedroom, four bathroom, two reception room detached chalet bungalow has an 85ft south facing rear garden, a 25ft detached garage/workshop and generous off-road parking for several vehicles, situated in a convenient and popular location.

- 20ft x 12ft **Entrance hall** with oak flooring
- 20ft **Impressive lounge** with oak flooring and bi-fold doors offering uninterrupted views over the south facing rear garden, opening out to a decked seating area
- 20ft Stunning and beautifully finished **kitchen/dining room**
- **Kitchen** with extensive earth stone work surfaces and upstands and an excellent range of integrated appliances to include twin ovens, hob and extractor above, wine fridge, dishwasher, fridge/freezer and an additional freezer, recess and plumbing for a washing machine, space and an outlet for a tumble dryer, a double glazed window overlooking the front driveway and oak flooring continuing through this fantastic space to the dining area
- **Dining area** with ample space for a dining table and chairs, a double glazed window and a door leading out to the side driveway and pocket sliding doors opening through to the lounge
- **Study** with oak flooring, a double airing cupboard, fitted desk and a double glazed window overlooking the front driveway
- Impressive **master bedroom** with oak flooring, a walk in wardrobe and double glazed French doors leading out to the rear garden and a decked seating area
- Luxuriously appointed **en-suite shower room** incorporating a large walk in shower area, wc, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Family bathroom** finished in a stylish white suite to incorporate a shower bath with mixer taps and shower over, wc with concealed cistern, wall-mounted wash hand basin and a tiled floor with underfloor heating
- Ground floor **double bedroom** with a view to the front aspect
- Good sized first floor landing with a walk in boiler cupboard
- Impressive **guest double bedroom** with cupboard storage, access into the eaves and a fitted wardrobe
- Luxuriously appointed **en-suite shower room** incorporating a large walk in shower area with a shower head and a separate shower attachment, wc and wash hand basin with vanity storage beneath
- **Third double bedroom** enjoying a dual aspect with a fitted wardrobe and access into the eaves
- **En-suite shower room** finished in a stylish white suite to incorporate a good sized shower cubicle with a chrome raindrop shower head, wc, wash hand basin with vanity storage beneath and oak flooring
- **Rear garden** which is a superb feature of the property as it faces a **southerly aspect**, is fully enclosed and measures approximately **85ft x 50ft**. Adjacent to the rear of the property there is a decked seating area with a timber decked path which continues down alongside the large detached garage to a further decked seating area where there is a large shed and outside power points. The remainder of the garden is predominantly laid to lawn and at the far end of the garden there is a raised gravelled seating area
- Within the garden there is a detached **25ft workshop/garage** with a metal up and over door, light, power, a double glazed side door and window, pedestal wash hand basin, wc and an electric water heater
- Front driveway providing **generous off-road parking** for several vehicles, whilst double wooden gates open up to provide additional off-road parking and access to the **detached garage**
- Further benefits include double glazing, replacement UPVC fascias and soffits and a gas-fired central heating system

Ferndown's town centre is located approximately 1.5 miles away and offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: C

EPC RATING: C

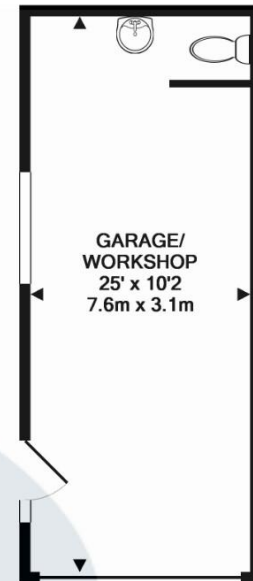
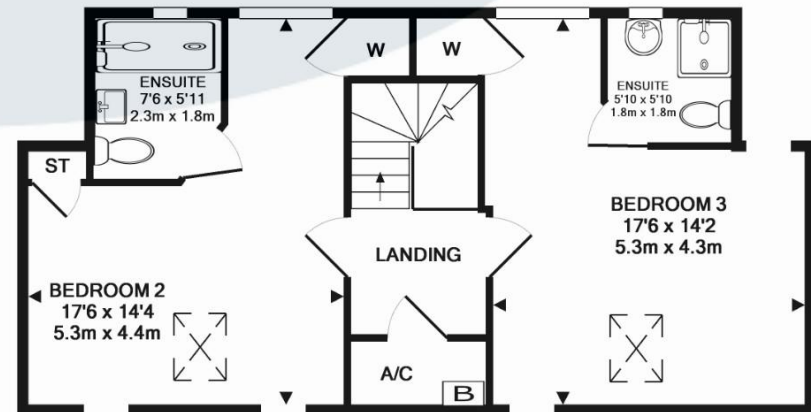
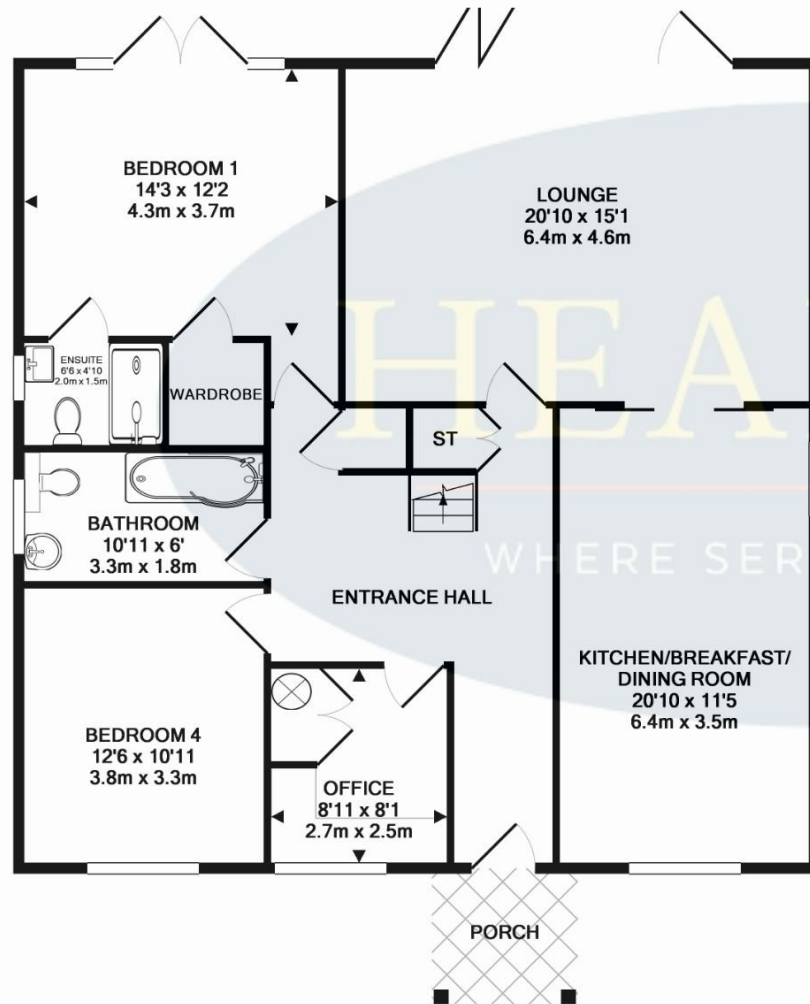
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 2071 SQ.FT. (192.4 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
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NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 254 SQ.FT.
(23.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1245 SQ.FT.
(115.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 572 SQ.FT.
(53.1 SQ.M.)





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