



**HEARNES**

WHERE SERVICE COUNTS

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



# FREEHOLD PRICE

## £425,000

*“A cleverly extended and deceptively spacious family home with a landscaped west facing garden”*

This substantially enlarged and generous sized four bedroom, two bathroom, two reception room detached family home occupies a secluded corner plot with a west facing landscaped rear garden, a single garage and generous off-road parking. Situated in a peaceful cul-de-sac located in the heart of the popular Cameilia's development.

- Good sized **entrance porch** with a large coat cupboard
- **Entrance hall**
- Ground floor **cloakroom** finished in a white suite
- **13ft Lounge** with a box bay window to the front aspect and a feature fireplace
- 21ft x 15ft Dual aspect L-shaped **kitchen/breakfast room/dining room**
- Beautifully finished **kitchen/breakfast area** with extensive bamboo work surfaces which continue round to form a breakfast bar, Range cooker with extractor canopy above, space for an American style fridge/freezer, space and plumbing for a dishwasher, LED kickboard lighting, a double glazed window overlooking the rear garden and wood effect flooring with gas-fired underfloor heating which continues through to the dining area/family area
- **Dining area/family area** with a double glazed window to the side aspect facing a southerly aspect, ample space for a dining table and chairs and sofa, double glazed French doors leading out to the garden and an integrated ceiling speaker system
- **Study/dining room** which is currently used as a double bedroom
- **Utility room** with a recess and plumbing for a washing machine, stainless steel sink unit and drainer, space for a fridge/freezer and a cupboard housing the wall-mounted gas-fired boiler
- First floor landing
- **Master double bedroom** with a large walk in wardrobe
- **En-suite shower room** incorporating a shower cubicle, wc, and a contemporary wash hand basin with vanity storage beneath
- **Bedrooms two and three** are both double bedrooms with fitted double wardrobes
- **Bedroom four** is a large single bedroom
- Spacious **family bathroom** incorporating a panelled bath with mixer taps and shower hose, wc and pedestal wash hand basin
- **West facing rear garden** offering a good degree of privacy and measures approximately 35ft x 25ft. The garden has been recently landscaped to incorporate decked seating areas and a partly covered decked seating area adjacent to the rear of the property, an area of artificial lawn, a rear personal door into the garage and a side gate
- The front garden has been designed for low maintenance, with a range of shrubs and bushes
- Side driveway providing **off-road parking** which in turn leads up to a single garage
- **Single garage** with a metal up and over door, light, power and a rear personal door
- Further benefits include double glazing and a gas-fired central heating system

'The Angel' a popular family pub is approximately 500 metres away. Marks & Spencer's Food Hall is less than 1 mile away. Amenities on Glenmoor Road are approximately ½ a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities with the town centre approximately 1 mile away.

**COUNCIL TAX BAND: D**

**EPC RATING: C**

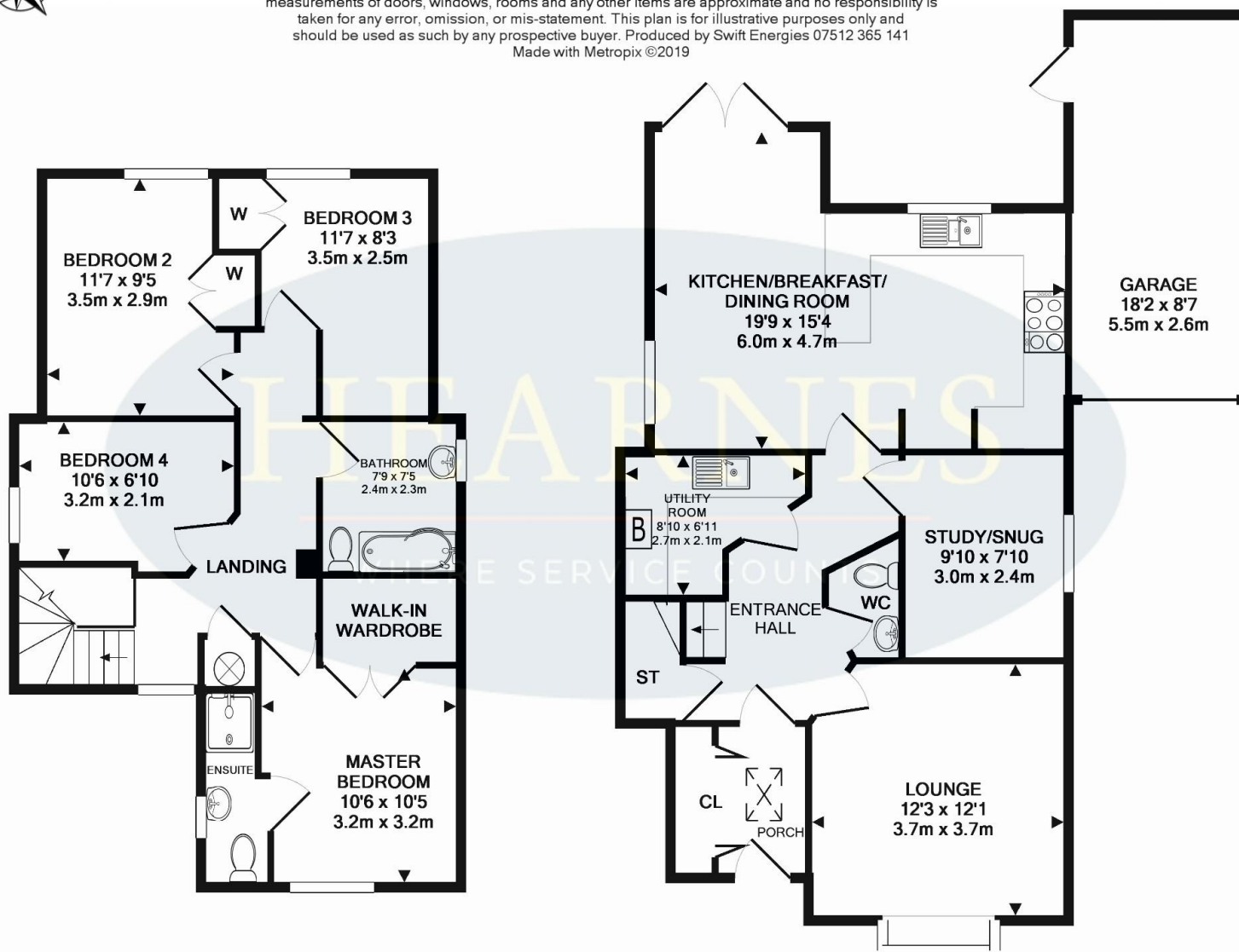
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 1445 SQ.FT. (134.3 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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