

Wollaton Road

Ferndown, Dorset, BH22 8QY



HEARNES

WHERE SERVICE COUNTS



“A cleverly enlarged and beautifully modernised family home with a 55ft private west facing garden”

FREEHOLD PRICE £530,000

A recently modernised and immaculately presented four bedroom, one en-suite, one shower room, two reception room detached family home with a 55ft enclosed west facing rear garden, single garage and generous off-road parking, situated within the popular Camellias development.

The current owners have managed to create a stylish family home which has been beautifully modernised and has cleverly enlarged living accommodation with some lovely finishing touches.

Ground Floor

- 15ft Entrance hall
- **Ground floor cloakroom** finished in a white suite
- Stunning 20ft x 18ft Dual aspect **L-shaped kitchen/breakfast room/dining room** creating a fantastic family and entertaining space with aluminium bi-fold doors opening to offer uninterrupted views over the large rear garden, an additional window to the front aspect and Karndean flooring throughout
- Beautifully finished **kitchen area** with extensive quartz work surfaces and upstands continuing round to form a breakfast bar, inset sink with rinse hose and an excellent range of integrated appliances to include induction Zanussi hob, Bosch oven, Hotpoint combination oven, warming drawer, wine fridge, recess for a fridge/freezer, and a recess for a washer/dryer
- **Dining area** providing ample space for a table and chairs, enjoying a living flame bio fuel log effect contemporary fire
- 14ft **Dual aspect lounge** with a newly installed log burning stove creating an attractive focal point in the room
- **Snug/family room** with French doors leading out to the rear garden

First Floor

- Large part galleried landing
- Impressive **master bedroom** with three fitted double wardrobes
- Refitted **en-suite shower room** finished in a stylish white suite to incorporate a double shower cubicle with chrome raindrop shower head and separate shower attachment, contemporary wash hand basin with vanity storage beneath and WC
- **Guest double bedroom** with a fitted double wardrobe
- Good sized **third single bedroom** with a fitted double wardrobe
- **Fourth single bedroom**, currently used as an office
- **Family shower room** also recently refitted in a stylish white suite to incorporate an oversized shower area with chrome raindrop shower head and separate shower attachment, floating wash hand basin with vanity storage beneath and WC

- Further benefits include double glazing and a gas-fired central heating system
- Offered with **no onward chain**

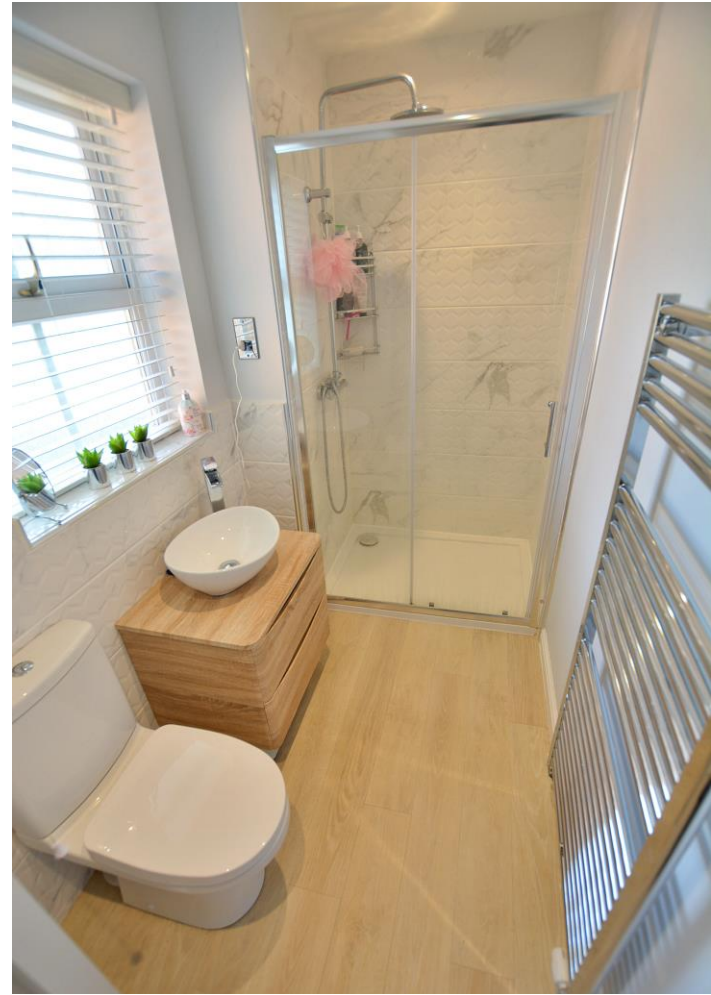
COUNCIL TAX BAND: E

EPC RATING: C





"DoubleClick Insert FloorPlan"





Outside

- Superb **rear garden** measuring approximately 55ft x 35ft, facing a westerly aspect, offering a good degree of seclusion and is predominantly laid to lawn
- Large paved patio area adjacent to the rear of the property
- **Summer house** in the far right hand corner of the garden, with an adjoining **garden store**
- Side gate on one side of the property, whilst on the other side there is a useful timber storage shed
- Front driveway providing **off-road parking** for two vehicles, which in turn leads up to a garage
- **Single garage** with a metal up and over door, light, power and a rear personal door

The property is conveniently located for a small selection of amenities on Glenmoor Road approximately 600 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre approximately 1 mile away. A Championship golf course on Golf Links Road is less than 1.5 miles away.



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