



Heath Farm Close, Ferndown
Dorset BH22 8JP

FREEHOLD PRICE

£435,000

“A generous sized family home with a private west facing garden, enjoying a cul-de-sac location”

This immaculately presented and well-proportioned four double bedroom, one en-suite, one bathroom, two reception room detached family home has two conservatories, a private west facing rear garden, double garage and generous off-road parking for several vehicles. Nestled away at the end of a pleasant cul-de-sac location and conveniently situated for amenities.

Ground Floor

- Entrance porch
- **16ft Entrance hall** with wood topped laminate flooring which continues through the majority of the ground floor accommodation
- Spacious **ground floor cloakroom** refitted in a modern white suite
- 15ft Generous sized **lounge** with a living flame coal effect gas-fire and French doors leading out to the conservatory
- Fully **double glazed conservatory** enjoying views over the private rear garden
- **Family room/dining room** enjoying a pleasant outlook over the front garden
- **Kitchen** overlooking the rear garden, integrated Neff double oven, Hotpoint hob and extractor canopy above, recess and plumbing for a dishwasher and an integrated fridge
- Fully double glazed **breakfast room/conservatory** with French doors leading out to the rear garden and a further door leading into the double garage

First Floor

- Impressive 16ft **galleried landing**
- **Master bedroom** with an excellent range of fitted bedroom furniture to include bedside cabinets, drawer storage and wardrobes
- **En-suite shower room** finished in a white suite
- **Three further double bedrooms**
- Refitted **family bathroom** finished in a stylish white suite to incorporate a panelled bath with shower screen and shower over, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- Approximately 50ft x 35ft fully enclosed **rear garden facing a westerly aspect** and offering a good degree of privacy. Adjacent to the rear of the garden there is a block paved patio area, with the remainder of the garden predominantly laid to lawn. Within the garden there are two useful timber storage sheds. A side path leads round to a side gate
- Large area of front lawn and a driveway providing **off-road parking** for four vehicles
- **Double garage** with a remote control roll-up and over door, light, power, wall-mounted gas-fired boiler and a door leading directly into the property
- Further benefits include double glazing and a gas-fired central heating system

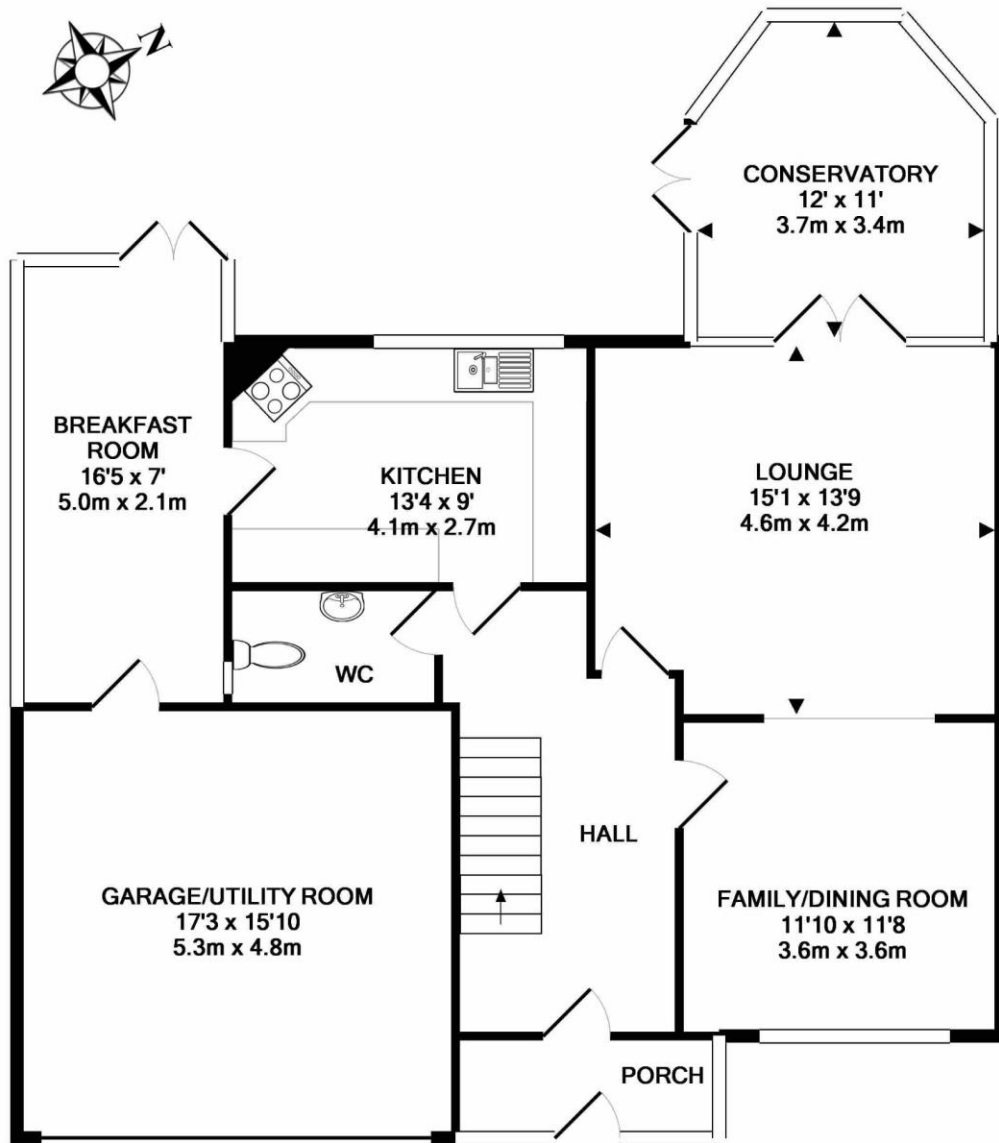
Marks & Spencer's Simply Food hall is located approximately 650 metres away, whilst there are a small selection of amenities on Glenmoor Road approximately 750 metres away. Ferndown's town centre offers an excellent range of shopping, leisure and recreational facilities, with the town centre less than 1 mile away.

COUNCIL TAX BAND: E

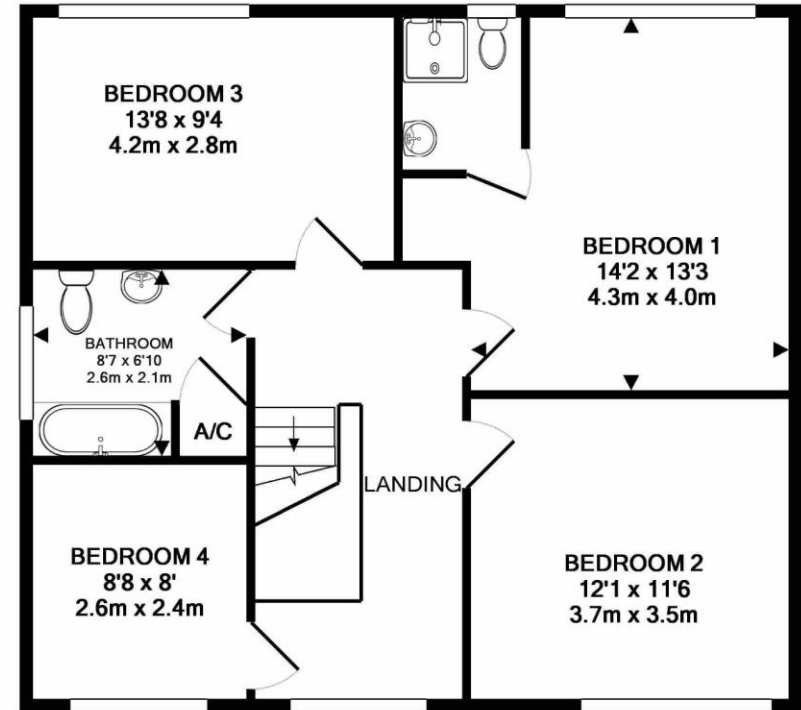
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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 1161 SQ.FT.
(107.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 720 SQ.FT.
(66.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1881 SQ.FT. (174.8 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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