

New Road

Ferndown, Dorset, BH22 8EP



HEARNES

WHERE SERVICE COUNTS



“A recently modernised 2,800 sq ft, three storey family home positioned on ¼ acre private plot”

FREEHOLD PRICE £800,000

This beautifully finished and recently modernised five double bedroom, one bathroom, two en-suite, four reception room detached three storey family home has a 160ft private rear garden, converted double garage (currently used as a gym) and generous off road parking for several vehicles. Sitting proudly on a large plot measuring in excess of ¼ of an acre, whilst enjoying a sought after location within West Parley.

This 2,800 sq ft imposing family home has recently undergone many improvements and has been finished to an extremely high standard with some lovely finishing touches.

Ground Floor

- A stunning, newly installed and beautifully finished 24ft x 22ft triple aspect **kitchen/breakfast/dining/family room**. The **kitchen area** incorporates extensive granite Aspen White work surfaces and upstands, with an inset stainless steel Franke sink and central island unit also finished with granite work surface which continues round to form a four seated breakfast bar. The kitchen offers an excellent range of high quality Neff integrated appliances to include induction hob with pop up extractor fan, dishwasher, single oven and combination oven with recess plus plumbing for an American style fridge/freezer. Karndean flooring continues throughout the open plan family and entertaining area, whilst the dining area has a partly vaulted ceiling with a large Velux window and French doors leading out onto the patio area
- **Utility room** also finished in granite work surfaces with an inset sink, water softener, recess plus plumbing for washing machine and Karndean flooring
- 22ft Dual aspect **lounge** with French doors leading out onto the patio area. A striking focal point of the room is a remote control living flame, log effect contemporary fire with recess for TV above and display shelves either side
- **Office** with door leading out into the garden and patio
- **Playroom/snug** enjoying a dual aspect
- Re-fitted **cloakroom** fitted in a stylish white suite

First Floor:

- **Guest bedroom** with an excellent range of newly installed custom fitted bedroom furniture to include five single wardrobes, two double wardrobes, a bedside cabinet and drawer storage
- Large **en-suite shower room** finished in a modern white suite to incorporate a large walk-in shower area, his and hers wash hand basins, WC, bidet, tiled floor and partly tiled walls
- **Two additional double bedrooms and a large single bedroom**
- Recently re-fitted and luxuriously appointed **family bathroom/shower room** with a feature marble window ledge and panelled bath, separate shower cubicle with chrome raindrop shower head and separate attachment, WC with a concealed cistern and wash hand basin with vanity storage beneath

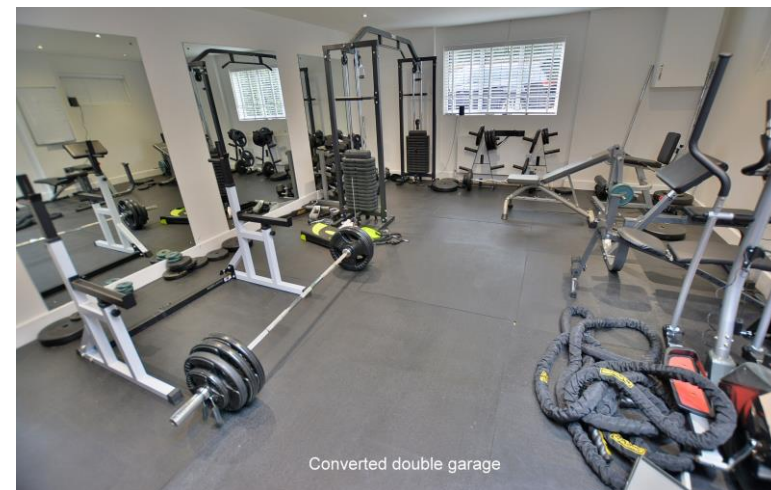
Second Floor:

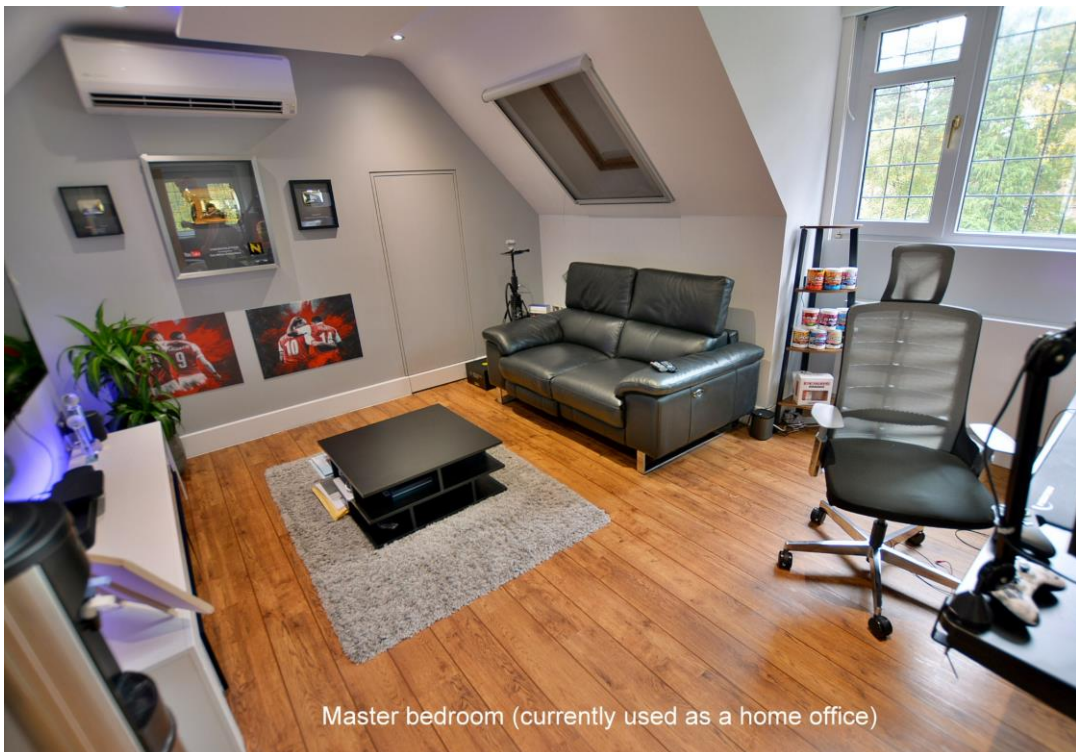
- 28ft **Master bedroom** (currently used as a home office suite) which has Karndean flooring, air conditioning system, windows with electrically operated blinds and Velux window also with electrically operated blinds. Access into the eaves for useful storage
- **En-suite shower room** recently re-fitted in a stylish white suite to incorporate a large shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring

Further benefits include a gas fired central heating system with replacement contemporary flat radiators throughout and newly installed Nest heating controls. The property has had new electrics and plumbing throughout.

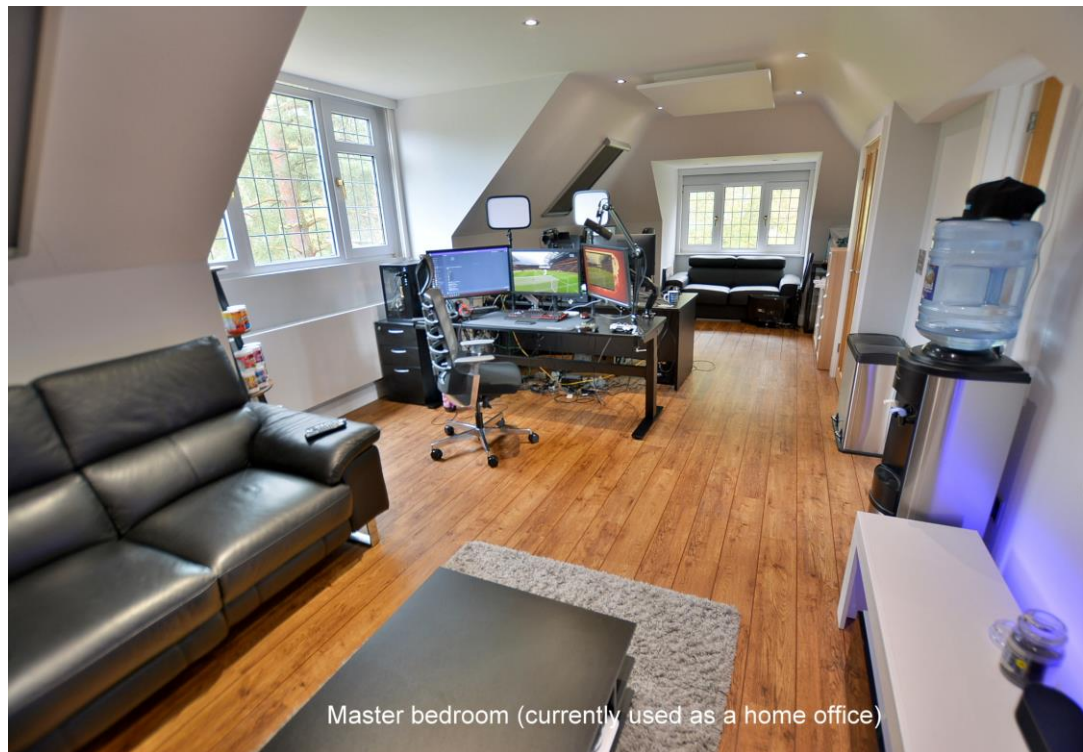
COUNCIL TAX BAND: G

EPC RATING: D

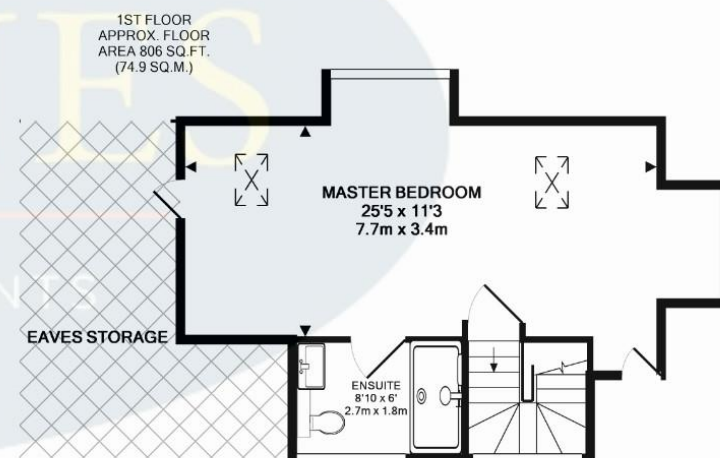
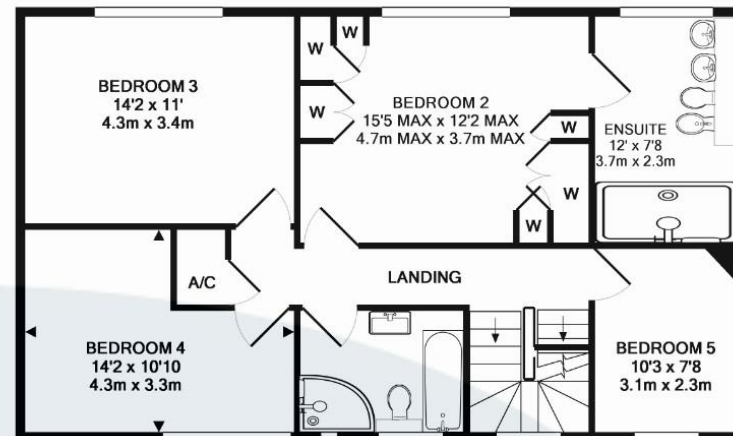
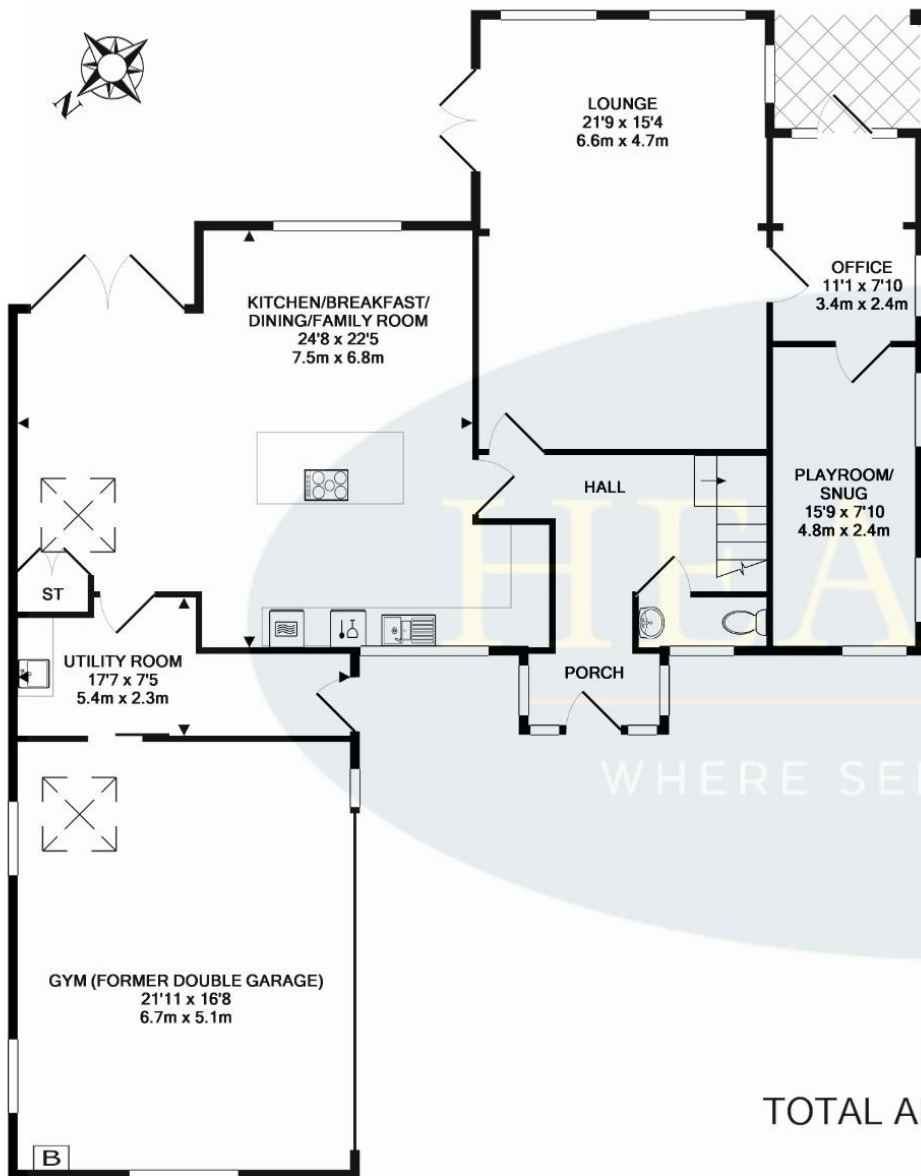




Master bedroom (currently used as a home office)



Master bedroom (currently used as a home office)



2ND FLOOR APPROX. FLOOR AREA 413 SQ.FT. (38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2896 SQ.FT. (269.0 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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Outside

- The **rear garden** is a particular feature of the property as it measures approximately 160ft x 45ft and is fully enclosed. Adjacent to the rear of the property there is a paved patio area with steps leading down to a large area of lawn. At one side of the garden there is a useful timber storage shed and new fencing running the length of the plot.
- A **front block paved driveway** provides generous off road parking for several vehicles.
- **Former garage** converted into a **gym** with the original metal up and over door remaining so it can easily be reverted back into a garage

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located less than 1 mile away. Ferndown also has a Championship Golf Course in Golf Links Road. The Clubhouse and Golf Course is located less than ½ a mile away. There is a small selection of amenities located on Glenmoor Road also less than ½ a mile away.



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