



HEARNES

WHERE SERVICE COUNTS

Barrow View, Ferndown
Dorset, BH22 9SY

FREEHOLD PRICE

£475,000

“Well-proportioned family home with a 55ft west facing garden enjoying a cul-de-sac location”

A spacious and well-proportioned four bedroom, two bathroom, two reception room detached family home enjoying a 55ft west facing rear garden off-road parking and a single garage. Situated in a quiet cul-de-sac location backing onto adjoining heathland close to Ferndown's town centre.

The current owner has lived in the property since it was originally constructed. The property has been recently improved with a newly fitted kitchen and replacement double glazing, fascias and soffits.

Ground Floor

- Recently refitted **modern kitchen/breakfast room** measuring approximately 16ft 3in x 12ft 11in, with a central island unit providing further storage and creating a useful breakfast bar with seating for two to three people
- **Utility room** with space and plumbing for a washing machine and tumble dryer and a door providing side access to the property
- **17ft Lounge** with a feature fireplace and double doors leading out to a superb 'Apple' conservatory enjoying views and direct access to the rear garden
- Separate **dining room**
- **Cloakroom**

First Floor

- **Four bedrooms**, all benefitting from built in wardrobes
- **En-suite shower room** to the master bedroom
- **Family bathroom**
- **West facing rear garden** which is fully enclosed, measures approximately 55ft x 35ft and offers an excellent degree of seclusion. Adjacent to the rear of the property there is a good sized patio area ideal for outdoor entertaining. Well-stocked shrub borders and flower beds adorn the borders, whilst the remainder is laid to lawn. A summer house is included within the sale.
- A private gate at the rear of the garden provides access to the adjoining heathland.
- **Integral garage** with light, power, a metal up and over door and a door into the kitchen/breakfast room
- Further benefits include double glazing and UPVC fascias and soffits

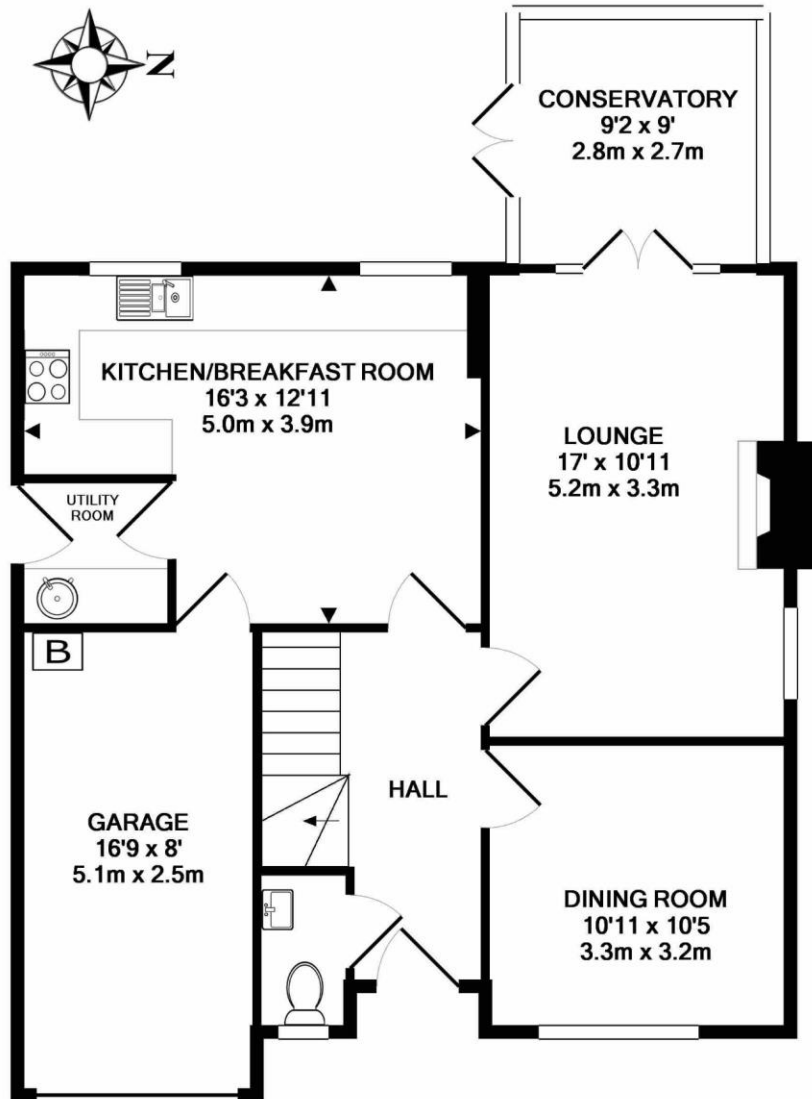
Ferndown's town centre offers an excellent range of shops, restaurants, cafes, leisure and recreational facilities and is located less than 1.5 miles away.

COUNCIL TAX BAND: E

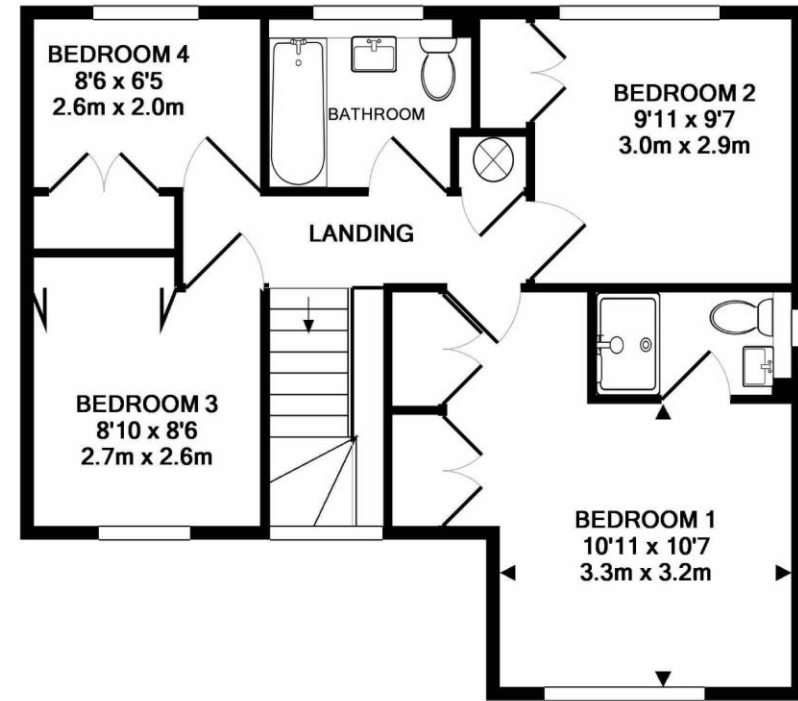
EPC RATING: D

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 852 SQ.FT.
(79.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 580 SQ.FT.
(53.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1432 SQ.FT. (133.0 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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