



**HEARNES**  
WHERE SERVICE COUNTS

**Warren Walk, Ferndown  
Dorset, BH22 9LY**

# FREEHOLD PRICE

## £295,000

*“An immaculately presented family home with a private garden and a single garage”*

This modernised and superbly positioned three bedroom Georgian style family home has a 13ft conservatory, enclosed private garden and a single garage. Tucked away in a pleasant location in a delightful Mews setting within a highly desirable residential area.

### Ground Floor

- Ground floor **cloakroom** refitted in a modern white suite
- 25ft **Lounge/dining room** with a double glazed window to the front aspect and double glazed door leading out to the conservatory
- Refitted **modern kitchen** incorporating a built in double oven, hob and extractor, recess and plumbing for a dishwasher and washing machine, recess for a fridge/freezer, tiled splashbacks and a door leading out to the conservatory
- **Conservatory** (currently used as a playroom) with a radiator allowing for this room to be used all year round, fitted window blinds and patio doors leading out to the immaculately kept rear garden

### First Floor

- **Two double bedrooms**, both with fitted wardrobes
- **Third single bedroom**
- Refitted **family bathroom** finished in a stylish white suite to incorporate a shower/bath with shower over, WC, wash hand basin with vanity storage beneath and fully tiled walls
- Beautifully kept **rear garden** measuring approximately 30ft in length and is fully enclosed. The garden has been landscaped to incorporate a good sized patio area, a lawned area with raised flower beds, a path leading down to a decked seating area at the far end of the garden where a rear pedestrian access leads to a garage located in a nearby block
- Landscaped **front garden** for ease of maintenance, stocked with many attractive plants and shrubs and enclosed by a low-level picket fence
- **Garage** located in a nearby block with a metal up and over door
- Further benefits include double glazing and a gas-fired central heating system

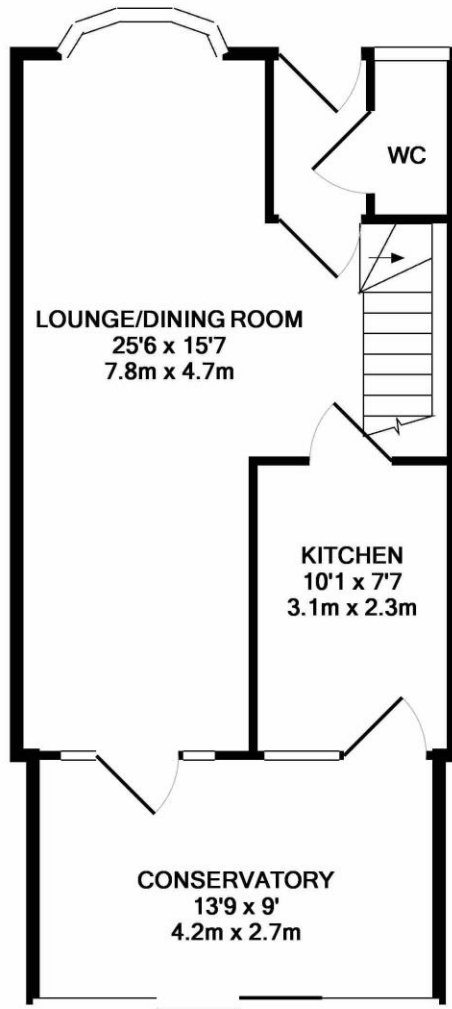
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away.

COUNCIL TAX BAND: C

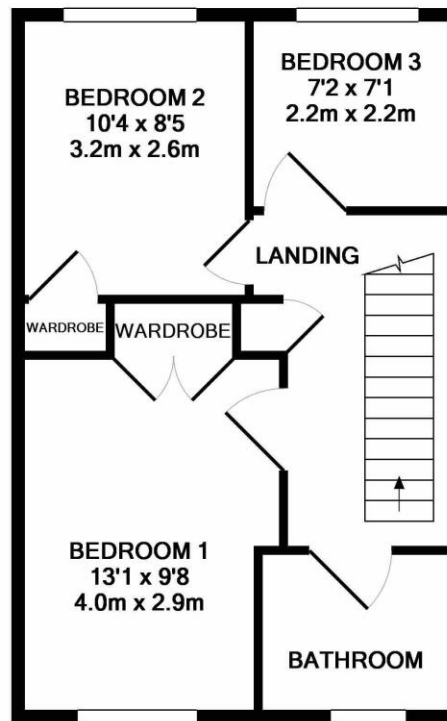
EPC RATING: C

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

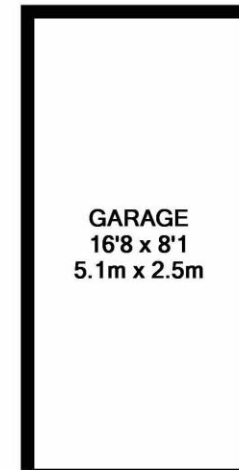




GROUND FLOOR  
 APPROX. FLOOR  
 AREA 545 SQ.FT.  
 (50.6 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 405 SQ.FT.  
 (37.6 SQ.M.)



NOT LOCATED IN THE EXACT POSITION  
 APPROX. FLOOR  
 AREA 135 SQ.FT.  
 (12.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1084 SQ.FT. (100.7 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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