

Aldridge Road

Ferndown, Dorset, BH22 8LT



HEARNES

WHERE SERVICE COUNTS



“A character family home of over 3,000 sq ft, sitting on a private plot approaching ½ an acre”

FREEHOLD GUIDE PRICE £875,000

This substantial and most attractive ‘Mock Tudor’ style four double bedroom, four reception room, two en-suite, one bathroom detached family home is over 3,000 sq ft, has a triple garage complex with a sauna, a heated swimming pool and a 95ft mature secluded rear garden. Sitting proudly on a private plot measuring in excess of 0.4 of an acre and enjoying a peaceful cul-de-sac within one of Ferndown’s most sought after locations.

Over the years the property has been well-maintained and has managed to retain many of its original features to include serving bells, fireplaces and exposed ceiling beams. The property has a tremendous amount of potential to be upgraded and improved. There are houses located within ¼ of a mile of this property that have achieved in excess of £1,000,000.

Ground Floor

- Impressive **entrance hall** with a polished porcelain tiled floor, underfloor heating and a coat cupboard
- Refitted **ground floor cloakroom** finished in a stylish white suite
- Impressive 22ft **triple aspect lounge** with exposed brick inglenook fireplace and an open fire
- **Kitchen** with extensive stone work surfaces and an inset sink, integrated ironing board and chopping board, integrated double oven, hob and extractor, fully tiled walls and flooring, a window overlooking the private rear garden and a door giving access
- Large **utility room** and Belfast sink
- **Office/study** with a tiled floor
- Separate **dining room** enjoying a dual aspect with exposed ceiling beams and an original fireplace
- Ground floor **bedroom/reception room** with a feature exposed brick chimney breast and fireplace

First Floor

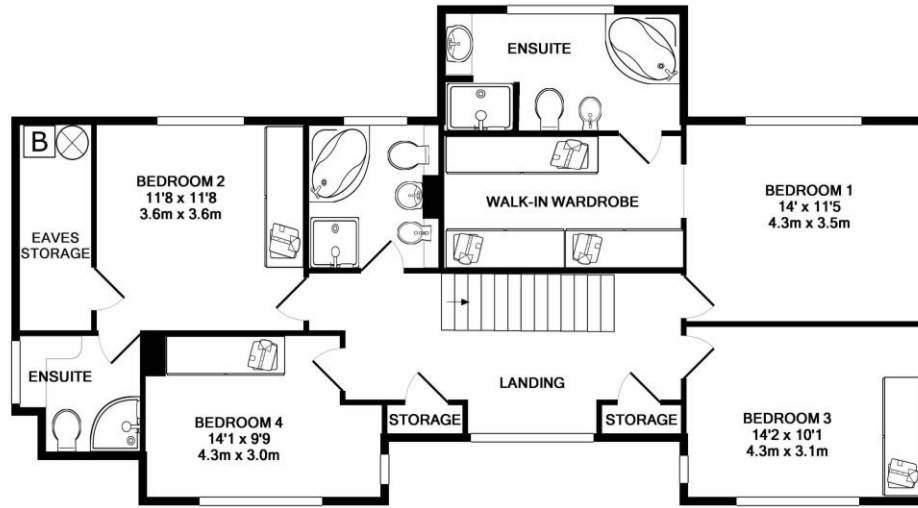
- Impressive first floor galleried landing
- Spacious **master bedroom** with a **dressing room** including extensive fitted wardrobes
- Spacious **en-suite shower room** with a sunken Jacuzzi bath, large separate shower cubicle, bidet and fully tiled walls
- **Guest bedroom** with a fitted wardrobe
- Good sized **en-suite shower room** finished in a modern white suite
- **Two further double bedrooms**, both with fitted wardrobes
- Family **bathroom/shower room** finished in a modern white suite to incorporate a corner bath, separate shower cubicle, bidet and wc, fully tiled walls and flooring
- Further benefits include double glazing and a gas-fired central heating system
- Offered with **no onward chain**

COUNCIL TAX BAND: G

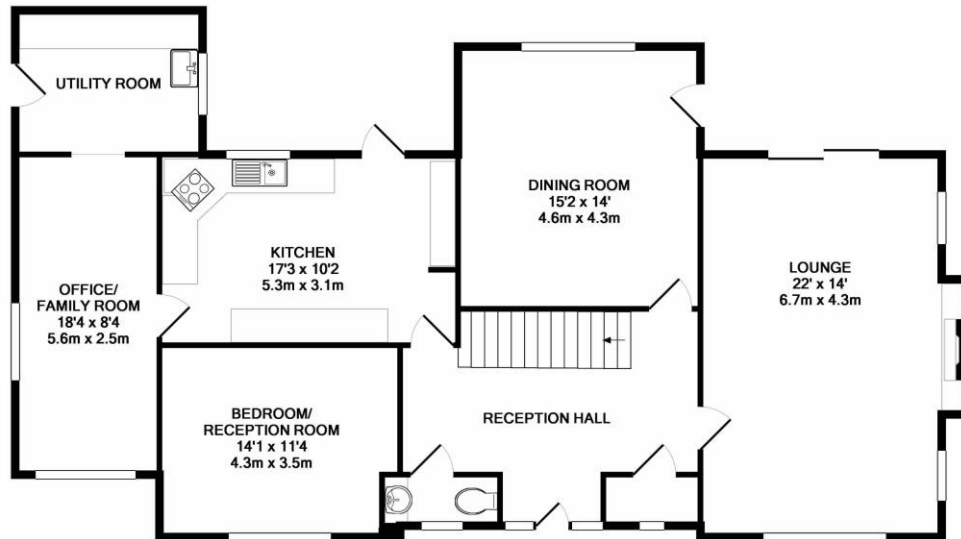
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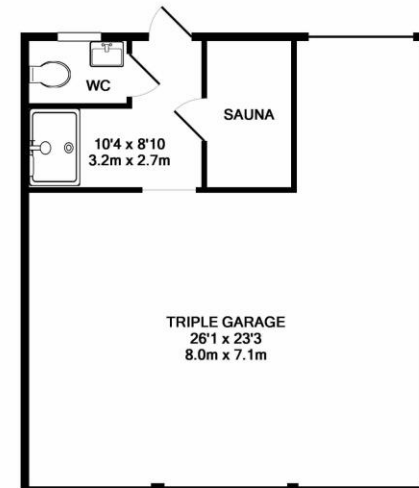




1ST FLOOR
APPROX. FLOOR
AREA 1157 SQ.FT.
(107.5 SQ.M.)

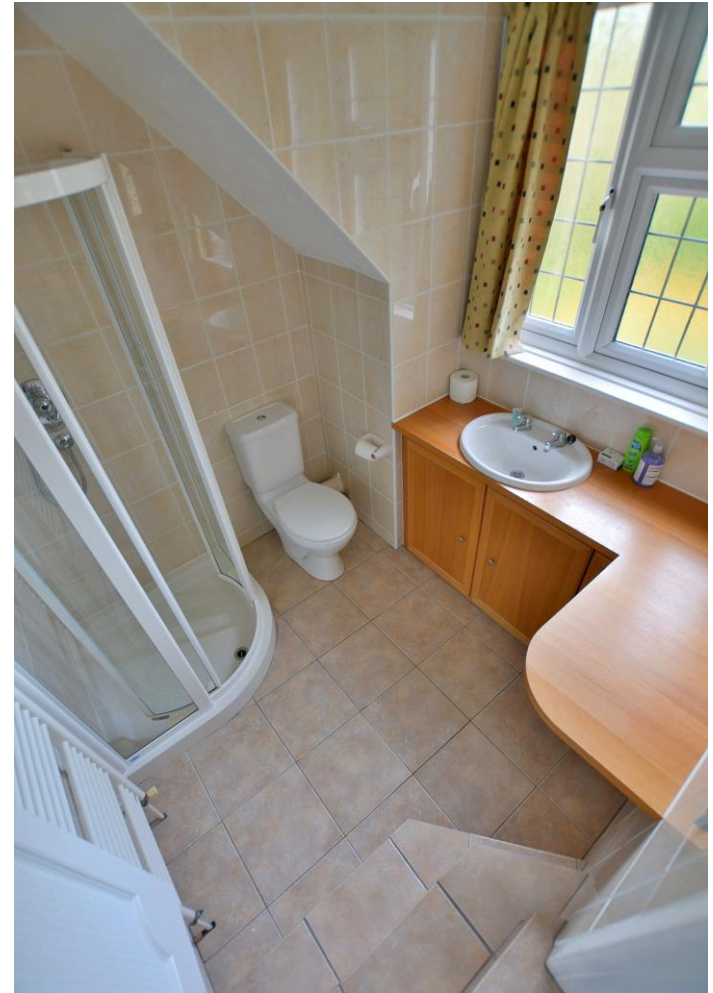


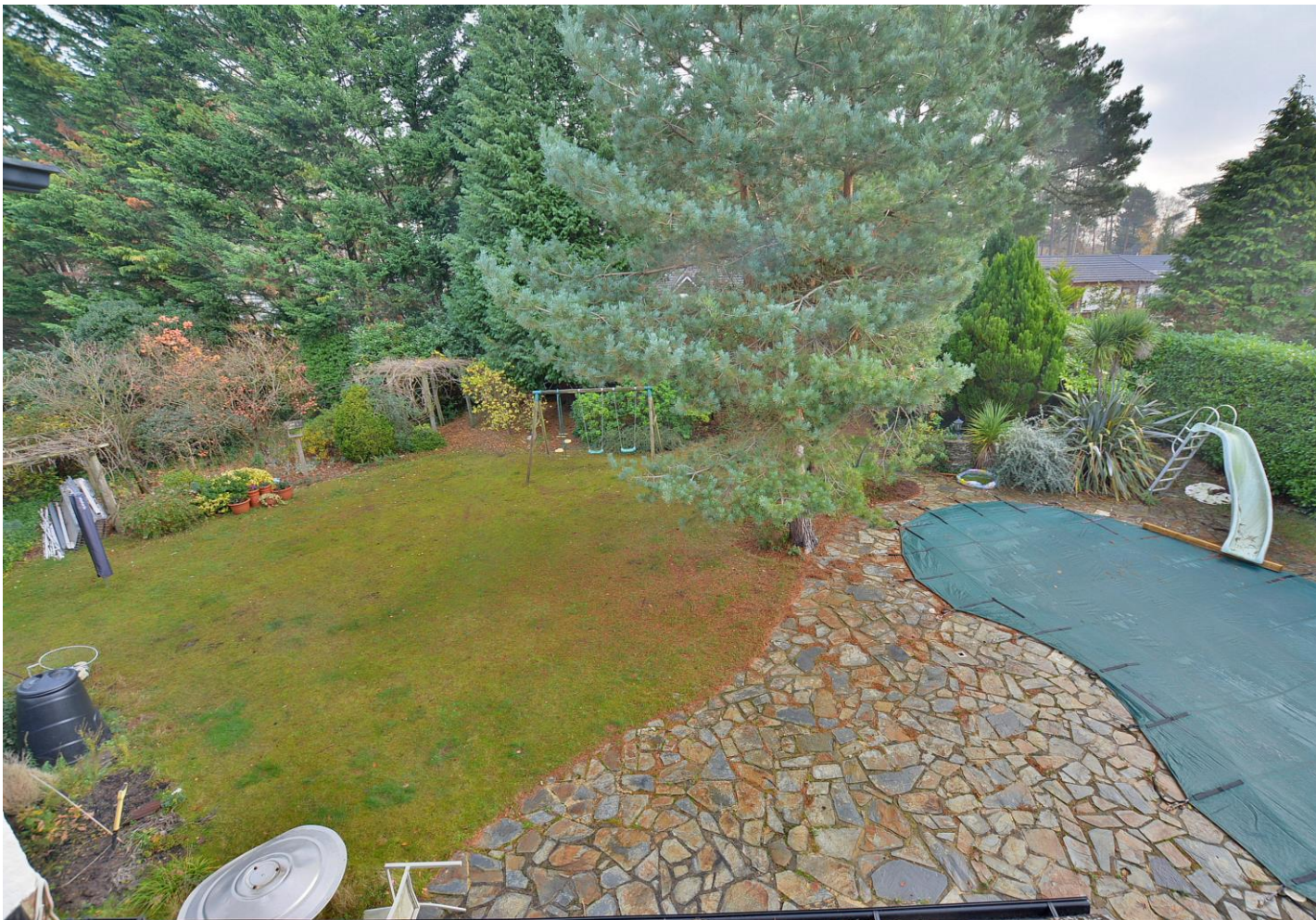
GROUND FLOOR
APPROX. FLOOR
AREA 1936 SQ.FT.
(179.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 3093 SQ.FT. (287.3 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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Outside

- Superb **rear garden** measuring approximately 95ft x 75ft, offering an excellent degree of seclusion and is fully enclosed by mature shrubs and fencing
- Many outbuildings
- Ornatly shaped **heated swimming pool** surrounded by a crazy paved patio
- **Triple garage complex** with three remote controlled up and over doors. Within the garage there is a **sauna**, **cloakroom** and **shower room** (this restricts the size of two of the garages) whilst the third garage has a metal up and over door giving vehicle access to the rear garden
- Front driveway providing **generous off-road parking** for several vehicles

Ferndown's Championship Golf Course is located approximately half a mile away, whilst Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.



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