

Wollaton Road

Ferndown, Dorset, BH22 8QY



HEARNES

WHERE SERVICE COUNTS



“A cleverly enlarged and beautifully modernised family home with a 55ft private west facing garden”

FREEHOLD PRICE £518,950

A recently modernised and immaculately presented four bedroom, one en-suite, one shower room, two reception room detached family home with a 55ft enclosed west facing rear garden, single garage and generous off-road parking, situated within the popular Camellias development.

The current owners have managed to create a stylish family home which has been beautifully modernised and has cleverly enlarged living accommodation with some lovely finishing touches.

Ground Floor

- 15ft Entrance hall
- **Ground floor cloakroom** finished in a white suite
- Stunning 20ft x 18ft Dual aspect **L-shaped kitchen/breakfast room/dining room** creating a fantastic family and entertaining space with aluminium bi-fold doors opening to offer uninterrupted views over the large rear garden, an additional window to the front aspect and Karndean flooring throughout
- Beautifully finished **kitchen area** with extensive quartz work surfaces and upstands continuing round to form a breakfast bar, inset sink with rinse hose and an excellent range of integrated appliances to include induction Zanussi hob, Bosch oven, Hotpoint combination oven, warming drawer, wine fridge, recess for a fridge/freezer, and a recess for a washer/dryer
- **Dining area** providing ample space for a table and chairs, enjoying a living flame bio fuel log effect contemporary fire
- 14ft **Dual aspect lounge** with a newly installed log burning stove creating an attractive focal point in the room
- **Snug/family room** with French doors leading out to the rear garden

First Floor

- Large part galleried landing
- Impressive **master bedroom** with three fitted double wardrobes
- Refitted **en-suite shower room** finished in a stylish white suite to incorporate a double shower cubicle with chrome raindrop shower head and separate shower attachment, contemporary wash hand basin with vanity storage beneath and WC
- **Guest double bedroom** with a fitted double wardrobe
- Good sized **third single bedroom** with a fitted double wardrobe
- **Fourth single bedroom**, currently used as an office
- **Family shower room** also recently refitted in a stylish white suite to incorporate an oversized shower area with chrome raindrop shower head and separate shower attachment, floating wash hand basin with vanity storage beneath and WC
- Further benefits include double glazing and a gas-fired central heating system
- Offered with **no onward chain**

COUNCIL TAX BAND: E

EPC RATING: C

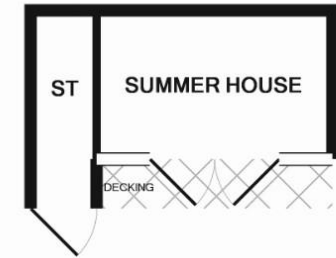




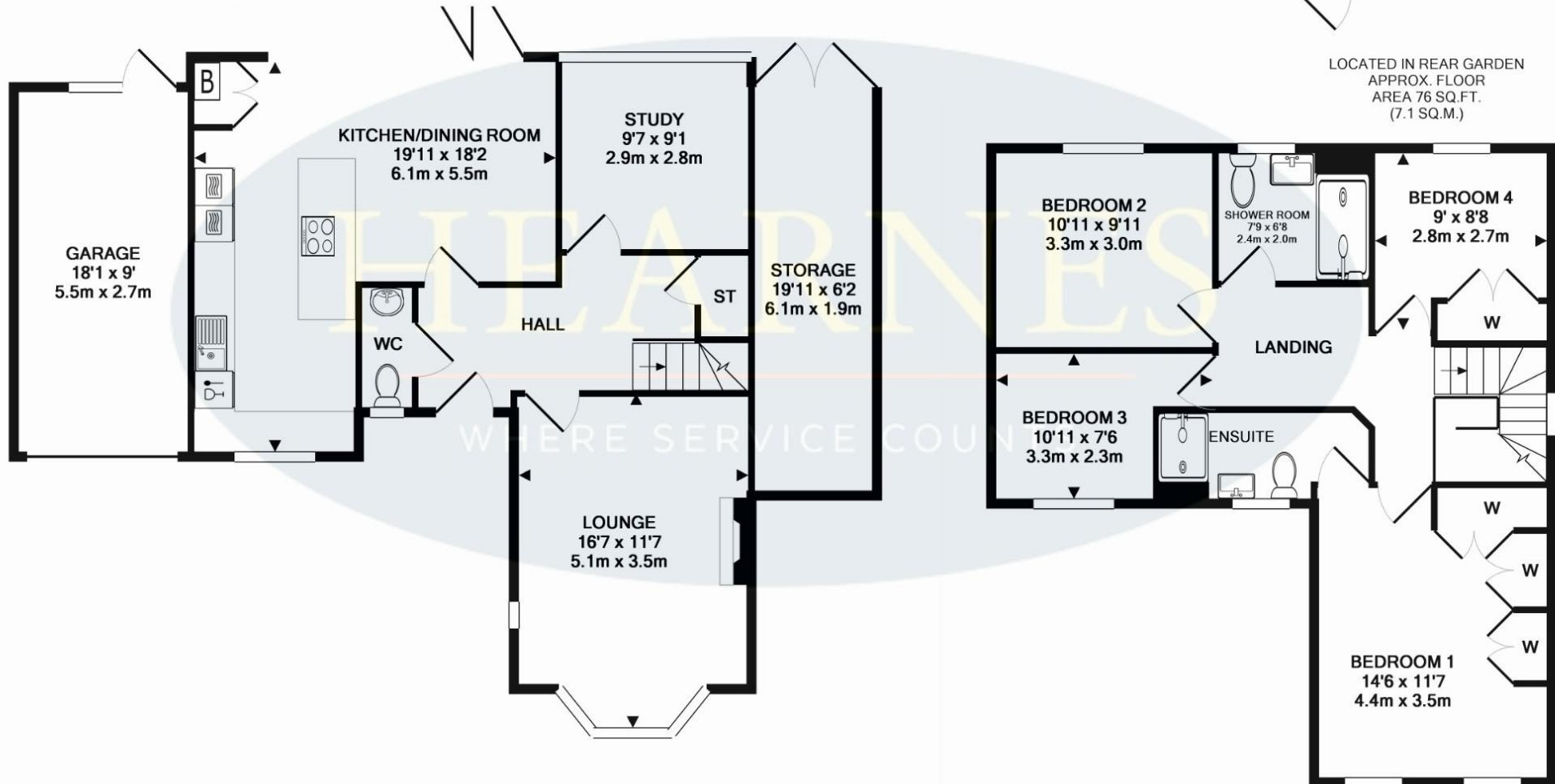
TOTAL APPROX. FLOOR AREA 1644 SQ.FT. (152.8 SQ.M.)



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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LOCATED IN REAR GARDEN
APPROX. FLOOR
AREA 76 SQ.FT.
(7.1 SQ.M.)







Outside

- Superb **rear garden** measuring approximately 55ft x 35ft, facing a westerly aspect, offering a good degree of seclusion and is predominantly laid to lawn
- Large paved patio area adjacent to the rear of the property
- **Summer house** in the far right hand corner of the garden, with an adjoining **garden store**
- Side gate on one side of the property, whilst on the other side there is a useful timber storage shed
- Front driveway providing **off-road parking** for two vehicles, which in turn leads up to a garage
- **Single garage** with a metal up and over door, light, power and a rear personal door

The property is conveniently located for a small selection of amenities on Glenmoor Road approximately 600 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre approximately 1 mile away. A Championship golf course on Golf Links Road is less than 1.5 miles away.



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