

# Golf Links Road

Ferndown, Dorset, BH22 8BX



**HEARNES**

WHERE SERVICE COUNTS



# ***“A virtually brand new 4,200 sq ft stunning family home, on a private plot measuring approximately 1/3 of an acre”***

**FREEHOLD PRICE £1,250,000**

This incredibly spacious and beautifully finished six-bedroom, six-bathroom detached residence offers 4,200 sq ft of accommodation to include a stunning kitchen/living area, orangery and separate lounge with added accommodation above the large double garage. Discreetly positioned at the end of a 100ft private driveway, this impressive property sits on a plot measuring 0.33 of an acre and is set in landscaped gardens in one of Ferndown’s most sought-after locations.

This property has been completely transformed by the current owners who have managed to create a simply stunning property, which has been superbly finished with no expense spared and well designed to offer light, spacious and flexible accommodation that could appeal to a family or a retired couple who still require lots of space but are looking for a low maintenance property and easy to maintain private grounds.

## **Ground Floor**

- Impressive **reception hall** with a vaulted ceiling and an oak staircase with glass balustrade rising to a first floor galleried landing
- 32ft **Dual aspect lounge** with marble fireplace and the provision for a wood burner to be installed, or could be used as an open fire
- The heart of the property is a superb **31ft kitchen/breakfast room**, the kitchen has been finished with extensive granite work surfaces and upstands which continue round to form a breakfast bar, double ceramic sink with Quooker boiling and filtered water tap, as well as an excellent range of integrated Neff appliances to include an induction hob and discreetly hidden extractor hood, twin ovens, combination microwave oven and steam oven, fridge/freezer and additional freezer, wine cooler and a dishwasher. A polished porcelain tiled floor continues from the kitchen into the breakfast area where bi-fold doors lead out to the garden
- **Orangery/dining area** with an atrium ceiling skylight, also having bi-fold doors leading out to the rear garden
- **Double bedroom** with an excellent range of fitted bedroom furniture and a large **en-suite bathroom/shower room**, luxuriously appointed to incorporate an oversized bath, walk in shower area and a tiled floor
- Adjacent **double bedroom** with a newly installed **en-suite shower room** having a tiled floor
- **Study**
- **Utility room**

## **First Floor**

- **Galleried landing**
- 28ft **Master bedroom** with a walk in dressing room and a sumptuously appointed, spacious **en-suite shower room** incorporating and oversized bath and separate shower cubicle as well as tiled flooring
- **Guest bedroom** with two walk in wardrobes and an extremely spacious **en-suite bathroom/shower room** incorporating an oversized bath, a walk in shower area and tiled flooring
- **Third double bedroom** with a large **en-suite shower room** also incorporating a walk in shower area and tiled flooring

## **Studio/garage complex:**

- Between the main house and the garage there is an inner hallway with a ground floor cloakroom and separate staircase which leads to more accommodation which could be used as a **bedroom/gym, studio or home office**, with an **en-suite shower room** finished in a stylish white suite
- Further benefits which include a security alarm, CCTV, a brand new central heating system and newly installed double glazing throughout
- Offered with **no onward chain**

**COUNCIL TAX BAND: G**

**EPC RATING: C**

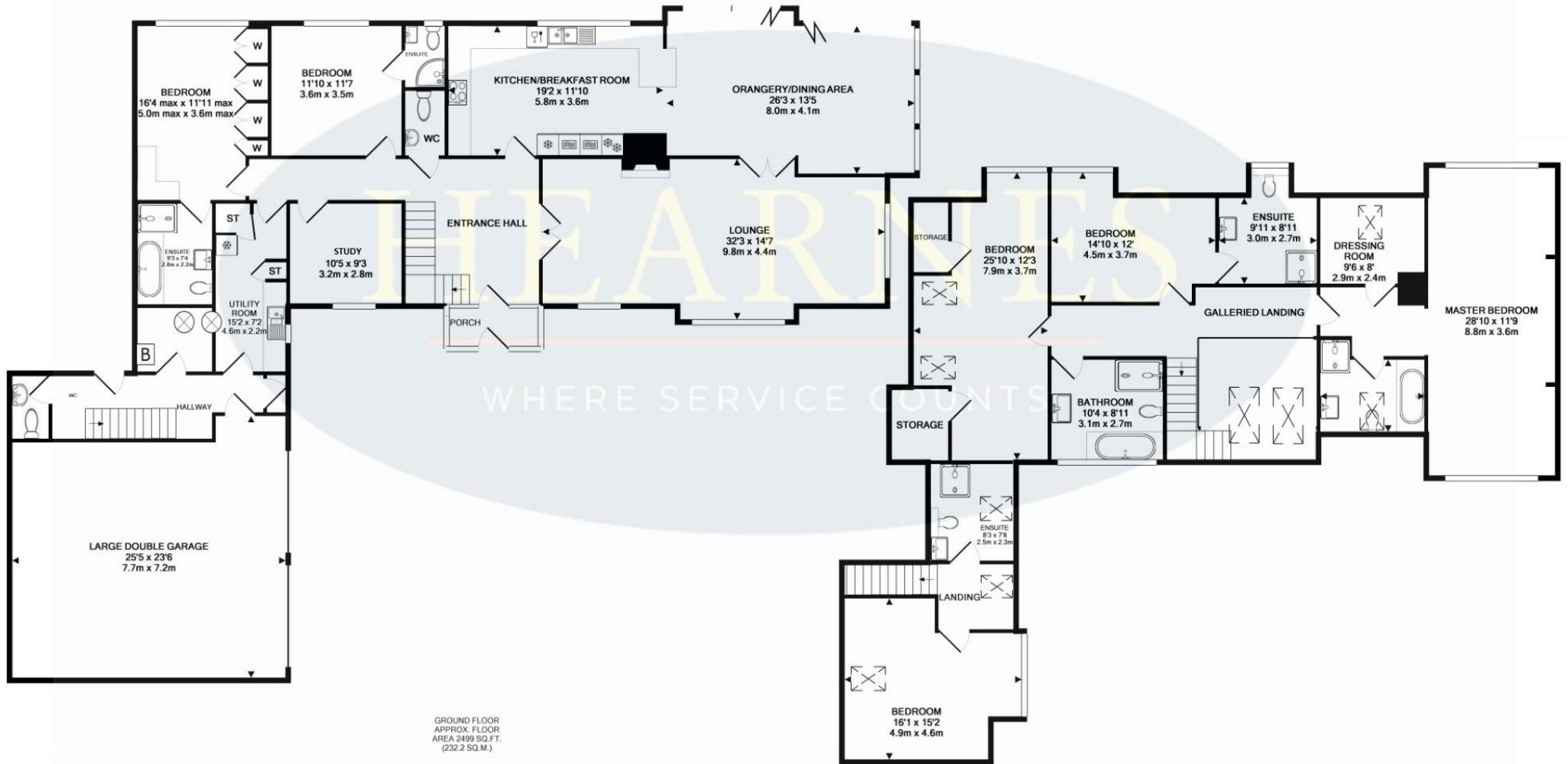




TOTAL APPROX. FLOOR AREA 4248 SQ.FT. (394.6 SQ.M.)



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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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.



Master Bedroom



En-suite to master bedroom



First Floor Bedroom



Bedroom Over Garage



First Floor En-suite



First Floor En-suite



## Outside

- The rear garden is landscaped and fully enclosed measuring 95ft in width and offering a good degree of privacy
- Electronically operated gates opening onto a 100ft block paved driveway which leads up to a large double garage
- Double garage with two remote controlled up and over doors and a door into the property
- Large expanse of front lawn which has been recently landscaped

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately one mile away. Ferndown's Championship Golf Course is also located on Golf Links Road, less than half a mile away.



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