

Penrose Road, Ferndown, BH22 9JF



HEARNES

WHERE SERVICE COUNTS



“A 2,300 sq ft family home on a private southerly facing plot measuring 1/5th of an acre, approx. 500 metres from the town centre”

FREEHOLD GUIDE PRICE £625,000

This modernised and extended four double bedroom, one bathroom, one shower room detached chalet style family home as a 80 ft private south facing rear garden with a recently constructed workshop/garden store and driveway providing generous off road parking for several vehicles. Occupying a good sized corner plot measuring approx. 1/5th of an acre, whilst tucked away at the end of a peaceful cul-de-sac. Conveniently located approximately 500 metres from Ferndown town centre.

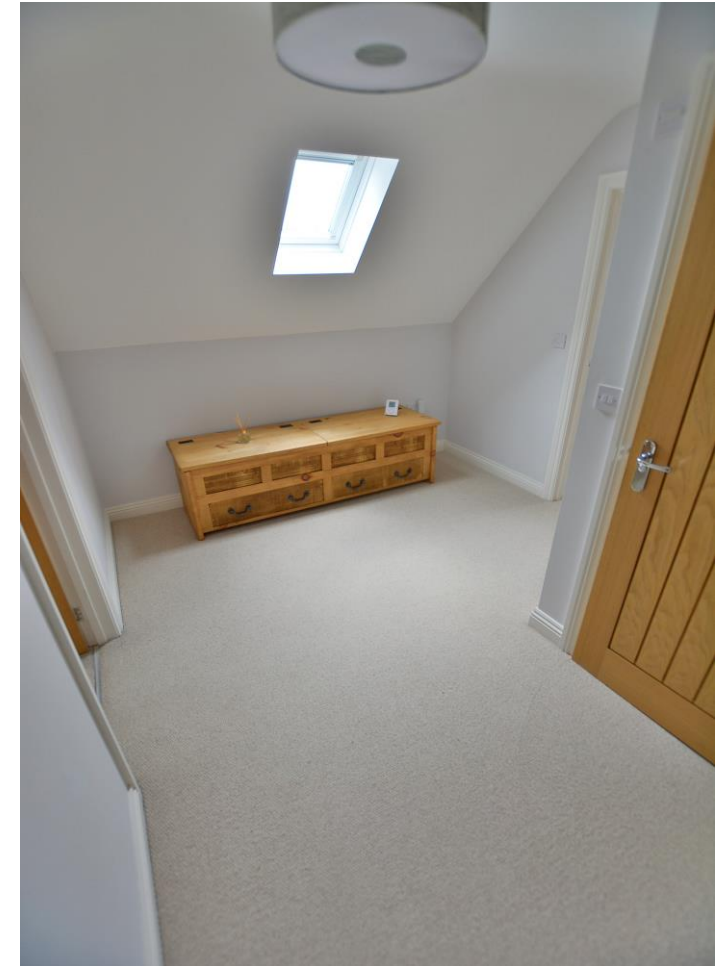
This former bungalow has been transformed into a 2,300 sq ft light, spacious and versatile family home which enjoys a sought after cul-de-sac and convenient location and could also be offered with no onward chain.

- **Four double bedroom detached chalet style family home with a 80' private south facing garden**
- **21' Entrance hall** with oak flooring, double utility cupboard with plumbing for washing machine and gas fired boiler
- Stunning 22' x 16' open plan **kitchen/breakfast/dining room** enjoying a dual aspect
- **Kitchen/breakfast area** incorporates ample roll top work surfaces with a good range of base and wall units, central island unit also forming a breakfast bar, excellent range of integrated appliances to include wine fridge, oven, combination oven, hob with extractor canopy above, dishwasher, fridge and freezer. Oak flooring continues throughout this fantastic family and entertaining space
- **Dining area** has bi-fold doors leading out into the private south facing rear garden, door leading out onto the side driveway
- **17' Lounge** with living flame log effect electric fire with attractive surround
- **Two ground floor double bedrooms**, both enjoying a dual aspect
- Ground floor **family bathroom** finished in a stylish white suite incorporating a shower bath with shower over, wall mounted wash hand basin, tiled floor
- Generous size **first floor landing** which is large enough to be used as a study area
- Impressive 16' **master bedroom** with access into the eaves for useful storage
- **16' Guest bedroom** also with access into the eaves for useful storage
- **Family shower room** finished in a contemporary white suite incorporating a large shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, tiled floor

COUNCIL TAX BAND: D

EPC RATING: D

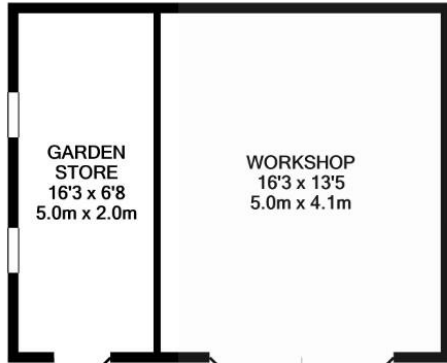




TOTAL APPROX. FLOOR AREA 2306 SQ.FT. (214.2 SQ.M.)



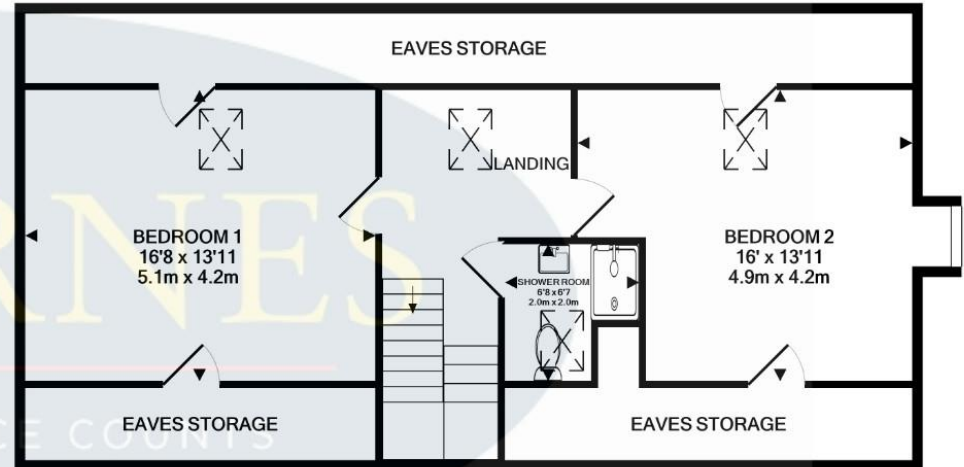
Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 328 SQ.FT.
(30.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1083 SQ.FT.
(100.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 895 SQ.FT.
(83.2 SQ.M.)





Outside

- The **rear garden** is a superb feature of the property as it faces a southerly aspect, offers an excellent degree of seclusion and has a maximum overall measurement of 80' x 75'. Adjoining the rear of the property there is a large Indian sandstone paved patio area with the remainder of the garden predominantly laid to lawn and bordered by a well stocked raised flowerbed. Within the garden there is a large timber shed with light and power and a greenhouse. A side path leads round to the side gate. To one side of the property there is a recently constructed detached workshop with adjoining garden store
- Located on either side of the property there are **driveways** providing generous off road parking. On one side of the property double wooden gates open onto a wide side driveway
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas fired central heating system, security alarm and the property could also be offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 500 metres away.



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