

Golf Links Road

Ferndown, Dorset BH22 8BZ



HEARNES

WHERE SERVICE COUNTS



“A superbly positioned 2,500 sq ft family home with a private 80ft west facing rear garden and outdoor swimming pool”

FREEHOLD GUIDE PRICE £1,100,000

This deceptively spacious and well presented five bedroom, one bathroom, one shower room detached family home has a private 80ft west facing rear garden, outdoor swimming pool, carriage driveway providing generous off road parking and double garage whilst sitting proudly and centrally on a plot measuring 0.29 of an acre.

This 2,500 sq ft fantastic family home is situated in arguably one of Ferndown’s most sought after locations. The property has enormous amount of scope and potential to be enlarged and enhanced as required and now comes to the market offered with no onward chain.

- **Five bedroom detached family home situated on a 0.29 of an acre plot**

Ground floor:

- 17ft Impressive **reception hall** with tiled flooring, double doors leading through into the lounge
- **Cloakroom** finished in a modern white suite, fully tiled walls and flooring
- 19ft **Kitchen/breakfast room** incorporating ample wood block, roll top worksurfaces which continues round to form a breakfast bar, good range of base and wall units, integrated Miele oven with warming drawer, electric hob and extractor canopy above, recess and plumbing for dishwasher, recess for fridge, tiled splashbacks, tiled floor, window overlooking the rear garden, door leading out to the side path and a pathway through into the morning room
- **Utility room** with tiled floor, roll top worksurfaces and a door leading out into the garden
- **Morning room** which has a bay window enjoying a pleasant outlook over the front garden, tiled floor and a door leading to the reception hall
- 29ft x 27ft L-shaped, dual aspect **lounge/dining room** which is a fantastic family and entertaining space
- **Lounge area:** French doors leading out into the rear garden and patio. An attractive focal point of the lounge area is a Minster stone feature fireplace
- **Dining area:** French doors leading out into the rear garden and patio

First floor:

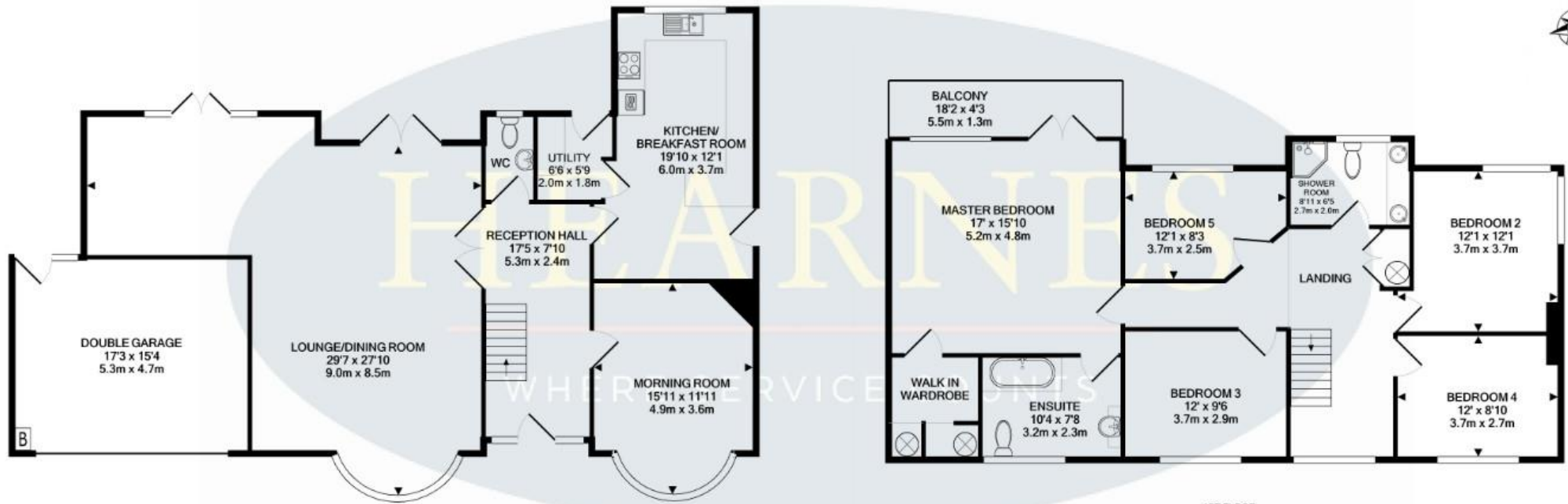
- Spacious first floor **landing**
- 15ft x 17ft Impressive **master bedroom** with door leading out to the balcony
- 18ft **Balcony** offering a good degree of seclusion and enjoying glorious views across the garden
- Spacious **en-suite bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- **Three further double bedrooms**
- **Bedroom five** is a good size single bedroom
- **Family shower room** finished in a white suite incorporating a separate shower cubicle, WC, ‘his and hers’ wash hand basin with vanity storage beneath, tiled floor

COUNCIL TAX BAND: G

EPC RATING: D





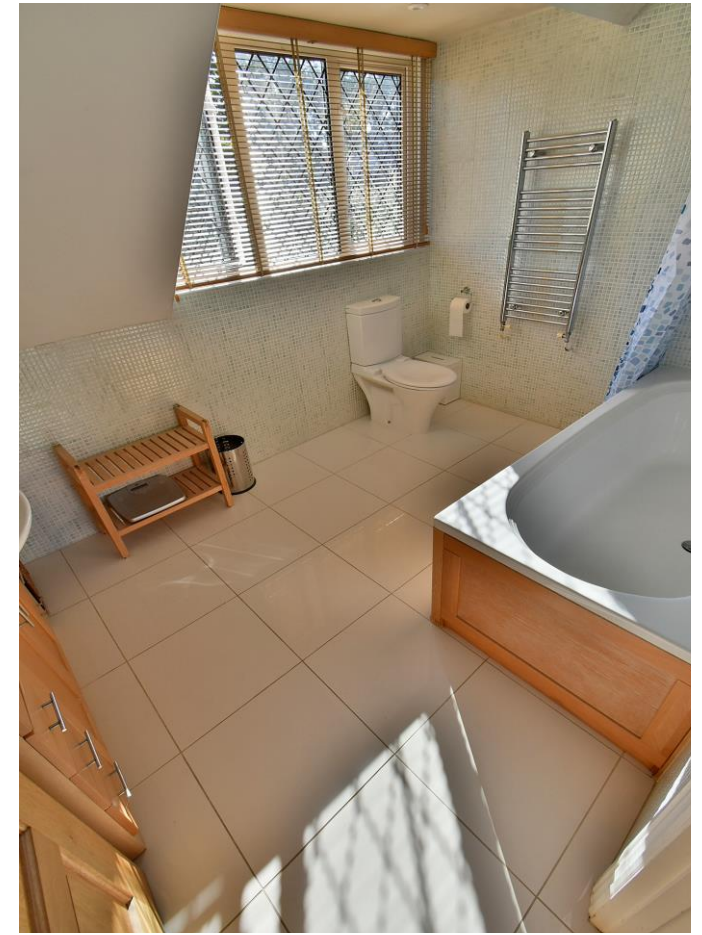


GROUND FLOOR
APPROX. FLOOR
AREA 1371 SQ.FT.
(127.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2536 SQ.FT. (235.6 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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1ST FLOOR
APPROX. FLOOR
AREA 1166 SQ.FT.
(108.3 SQ.M.)

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.





Outside

- The **rear garden** is without doubt a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 80ft x 70ft
- Extending the full width of the property there is a **large, paved patio area** with a retaining low level wall which has inset lighting and an inset flower bed
- Steps lead up to a pool area where there is a 20ft **swimming pool** surrounded by a paved patio and a pump room
- The remainder of the garden is predominantly laid to lawn which is well kept. The garden itself is fully enclosed by mature shrubs and fencing
- To both sides of the property there are **side gates**
- Two sets of wrought iron gates open onto a **front carriage driveway** which provides generous off road parking for several vehicles which and in turn leads up to an integral double
- There is a small area of front lawn enclosed by a low level boxed hedge
- **Double garage** has a metal up and over door, light and power and a rear personal door
- **Further benefits** include double glazing, gas fired central heating system and security alarm. The property can be offered with no onward chain

Ferndown has a Championship Golf Course on Golf Links Road. The Club house of the Golf Course is located approximately 200 metres away. Golf Links Road is a highly regard location within Ferndown. Ferndown's town centre is located less than 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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