

# Woodside Road

Ferndown, Dorset, BH22 9LD



**HEARNES**

WHERE SERVICE COUNTS



# *“A virtually brand new and beautifully finished 2,200 sq ft family home, sitting centrally on a good sized private plot”*

**FREEHOLD PRICE £875,000**

This beautifully finished and superbly positioned four double bedroom, two shower room, one bathroom detached chalet home has a 50ft private and landscaped rear garden, single garage and generous off-road parking for several vehicles.

This virtually brand new and superbly appointed 2,200 sq ft chalet home offers light, spacious and versatile accommodation, whilst situated in a sought after location within Ferndown.

- **Four double bedroom detached chalet home**

## **Ground Floor**

- **22ft Impressive entrance hall** with a partly vaulted ceiling and small galleried landing creating an attractive feature, oak flooring and underfloor heating which continues throughout the ground floor accommodation
- **Stunning 30ft Open plan kitchen/dining/family room**
- The **dining/family area** has an 8ft ceiling skylight flooding this fantastic space with lots of natural light and bi-fold doors open to offer uninterrupted views over the private and landscaped rear garden
- The **kitchen area** has been beautifully finished with stone worktops and has an excellent range of integrated appliances. Oak flooring continues throughout this fantastic family and entertaining space
- Generous **utility room** with recess and plumbing for a washing machine, oak flooring and a door leading out to a side path
- **Guest bedroom** which is a good sized double bedroom
- **En-suite wet room** luxuriously appointed to incorporate a walk in shower area with chrome raindrop shower head and separate shower attachment, wall-mounted wash hand basin, wc with concealed cistern, fully tiled walls and flooring
- **Bedroom three/lounge** is also a good sized double bedroom, which could also be used as a reception room
- **Bedroom four** is also a good sized double bedroom
- **Family bathroom/wet room** sumptuously appointed and finished in a stylish white suite to incorporate a corner walk in shower area with chrome raindrop shower head and separate shower attachment, panelled bath with mixer taps and shower hose, wc with concealed cistern, wash hand basin with vanity storage beneath, polished porcelain tiled walls and flooring

## **First Floor**

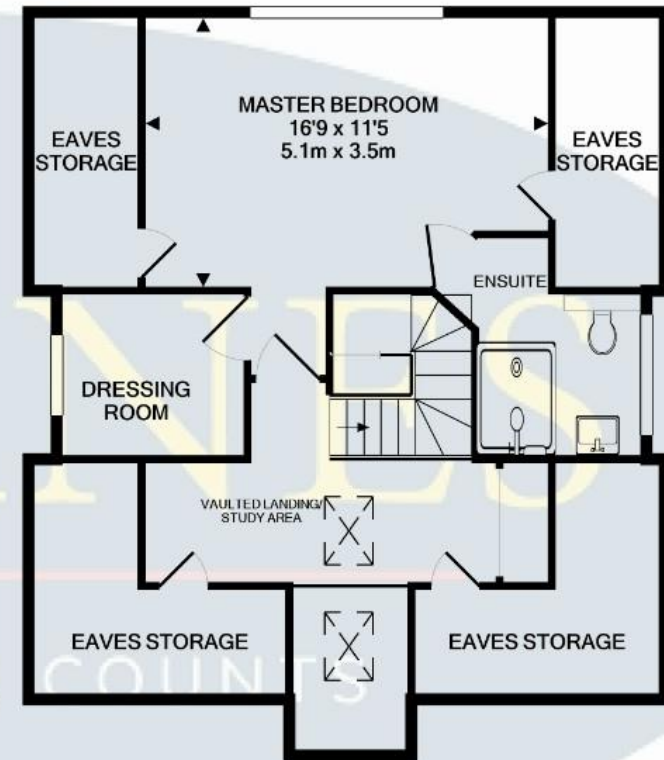
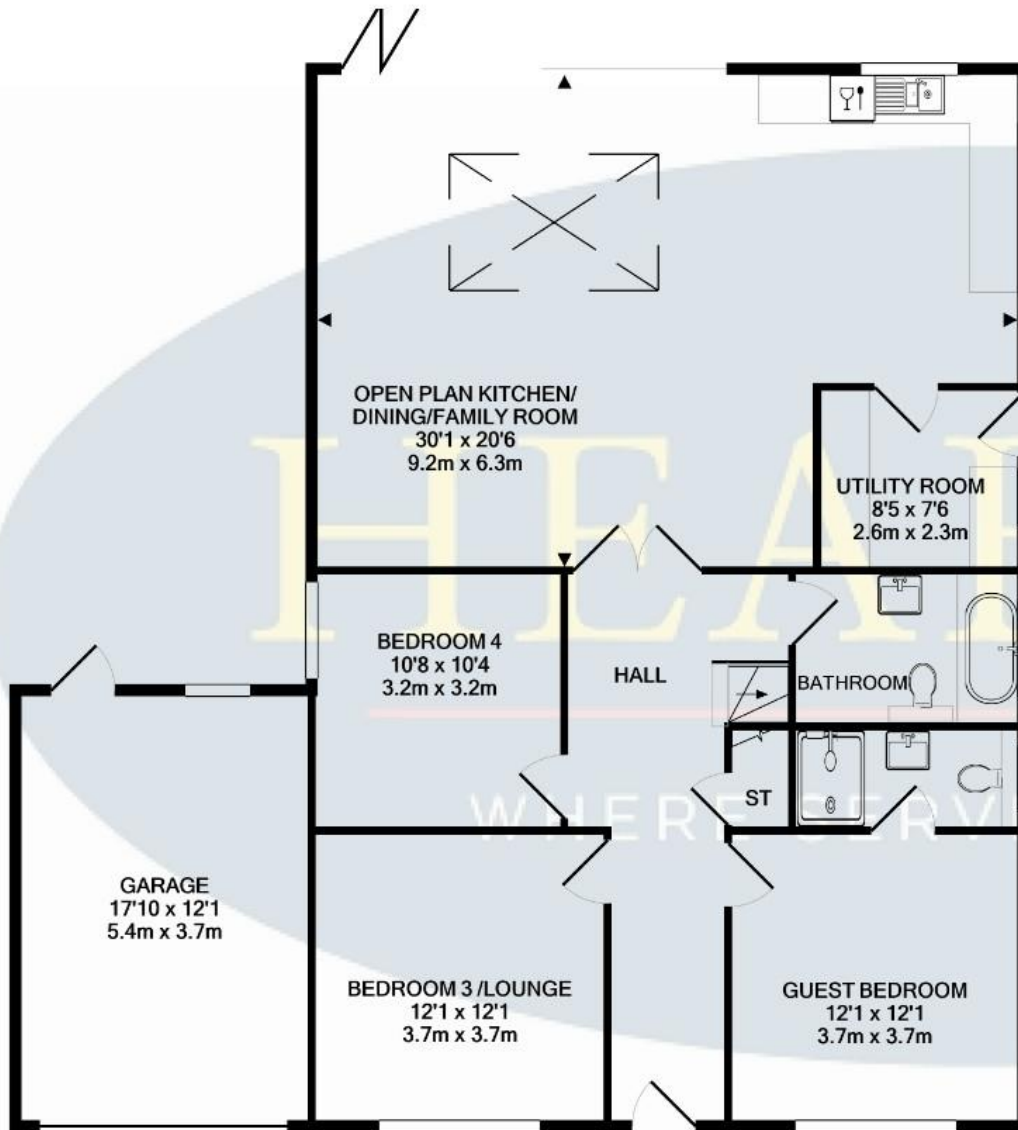
- **Landing** which is **large enough to be used as a study area** and has access into the eaves for useful storage
- **Impressive master bedroom**, also with access into the eaves for storage
- **Dressing room** with fitted shelves and hanging rails
- **En-suite wet room** beautifully finished in a stylish white suite to incorporate a corner walk in shower area with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring
- Further benefits include a newly installed gas-fired central heating system, new double glazing, UPVC fascias and soffits
- Offered with **no onward chain**

**COUNCIL TAX BAND: D**

**EPC RATING: D**







**TOTAL APPROX. FLOOR AREA 2202 SQ.FT. (204.6 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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## Outside

- The **rear garden** is a superb feature of the property as it has been recently landscaped, offers a good degree of seclusion and measures approximately **50ft x 40ft**. Adjoining the rear of the property and extending down one side is a large L-shaped porcelain paved patio area, whilst the remainder of the garden is laid to lawn
- A front blocked paved driveway providing generous **off-road parking** for several vehicles
- **Single garage** measuring 18ft x 12ft, has a remote control roll up and over door, double glazed rear personal door, light and power

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located less than  $\frac{1}{2}$  a mile away. Ferndown also enjoys a Championship golf course on Golf links Road, with the club house located approximately 1 mile away.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ  
Tel: 01202 890890 Email: ferndown@hearnes.com



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