

Clifton Gardens

Ferndown, Dorset, BH22 9BE



HEARNES

WHERE SERVICE COUNTS



“Substantially enlarged with direct access into the adjoining woodland approx. 950 metres from the town”

FREEHOLD PRICE OIEO £625,000

This beautifully finished and extended five bedroom, two bathroom, three reception room detached family home has a private enclosed garden with direct access into the adjoining woodland and acres of Ferndown Common. Situated in a pleasant cul-de-sac location and conveniently located approximately 950 metres from Ferndown town.

The current owners have been in residence for circa 15 years, over which time the property has had a number of improvements along with being substantially enlarged and modernised creating a fantastic family home.

- **Five bedroom detached family home**

Ground floor

- **Entrance hall** with tiled floor and coat cupboard
- Ground floor **cloakroom** finished in a modern white suite with tiled floor
- 18’ Impressive **lounge** overlooking the front garden
- 24’ Stunning open plan **kitchen/dining room** with vaulted ceiling and two double glazed velux roof windows flooding this fantastic entertaining and family space with lots of natural light
- **Kitchen area** finished with extensive quartz worktops and oak fronted base and wall units, integrated gas hob and double oven, recess plus plumbing for dishwasher, space for fridge/freezer, tiled floor and a double glazed window overlooking the rear garden
- **Dining area** has double glazed sliding patio doors leading out into the rear garden
- Good size **utility room** with tiled floor, also finished with quartz worktops, recess plus plumbing for washing machine, wall mounted gas fired Worcester boiler and a door leading out into the garden
- **Family room** which is currently being used as a home office
- **Bedroom 5/study** this room has the flexibility to be used either as a double bedroom or reception room

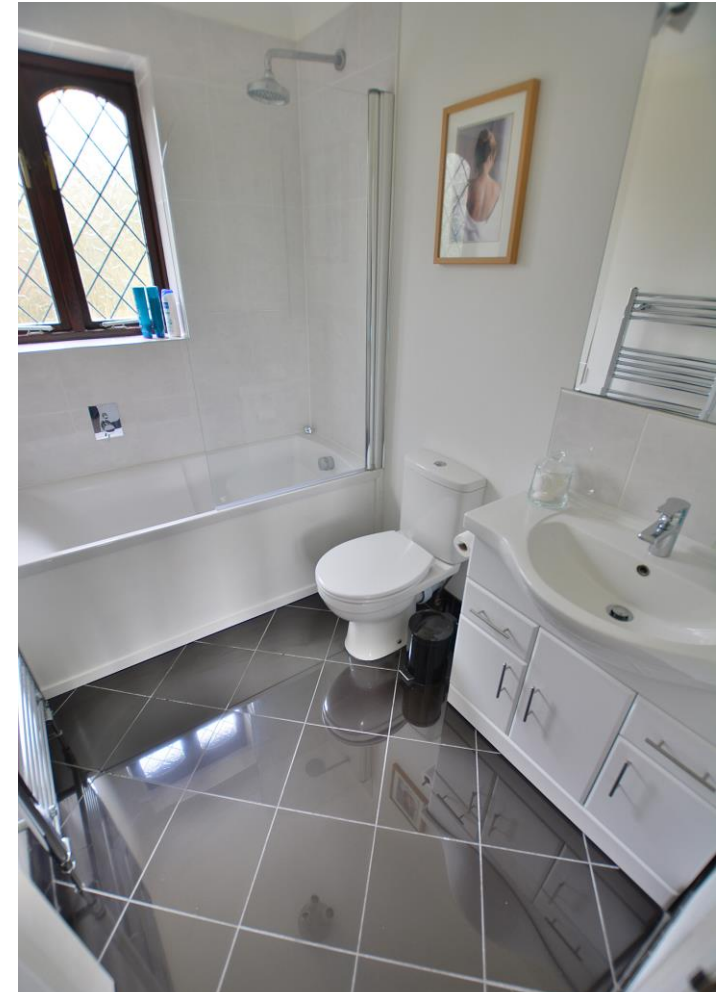
First Floor

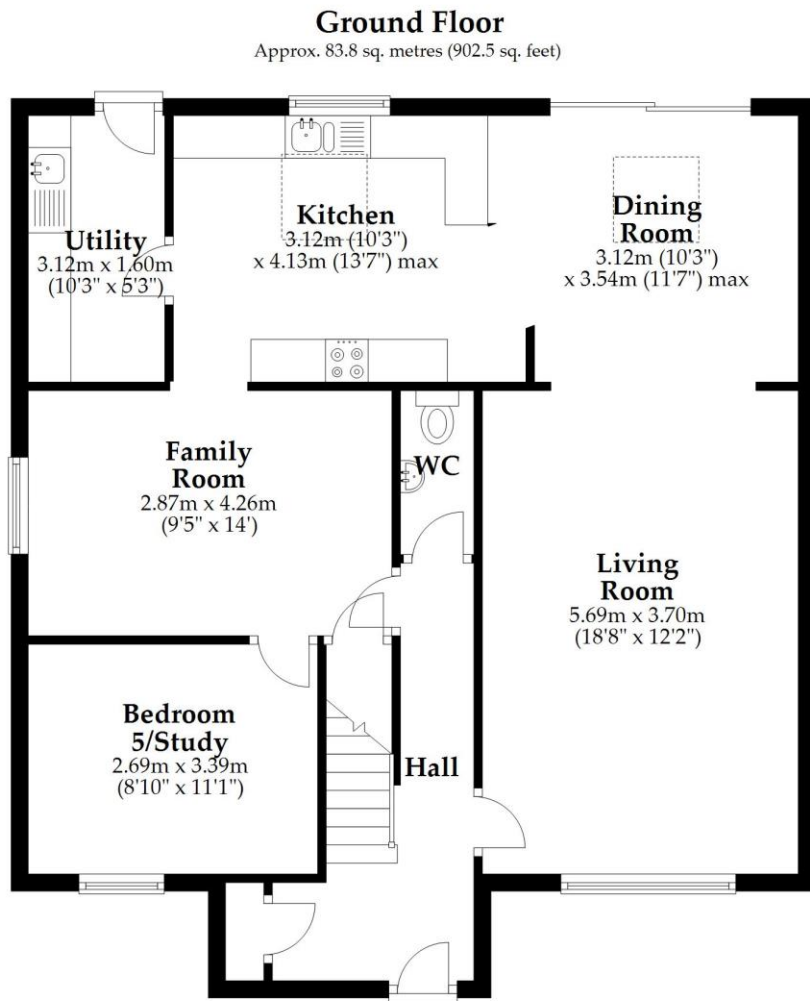
- 15’ Impressive **master bedroom**
- Re-fitted **en-suite bathroom** finished in a stylish white suite bathroom incorporating a panelled bath with shower over, WC, wash hand basin with vanity storage beneath, tiled floor
- **Bedroom two** is a double bedroom with a fitted wardrobe
- **Bedroom three** is a double bedroom
- **Bedroom four** is a single bedroom currently being used as a dressing room
- **Family bathroom** re-fitted in a stylish white suite incorporating a panelled bath with shower over, wash hand basin with vanity storage beneath, WC with concealed cistern, tiled floor

COUNCIL TAX BAND: E

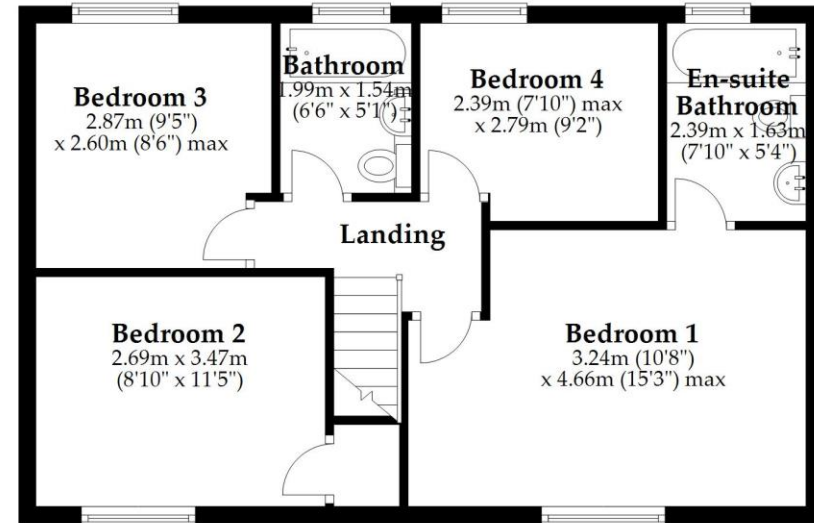
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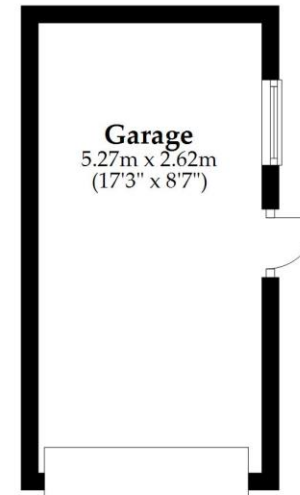




First Floor
Approx. 51.2 sq. metres (550.9 sq. feet)

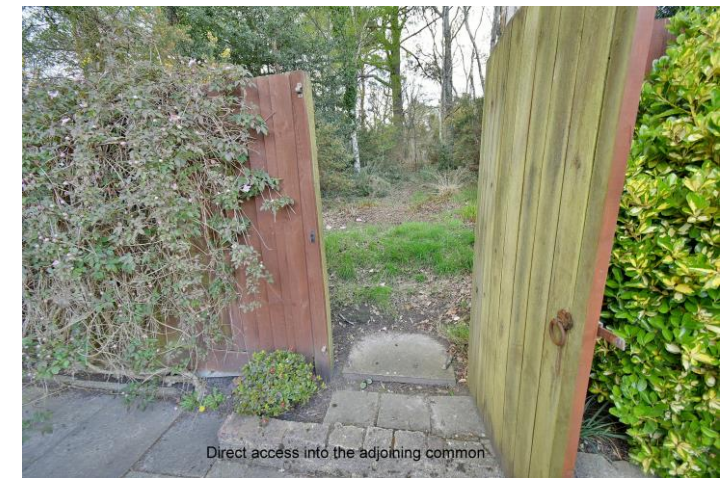
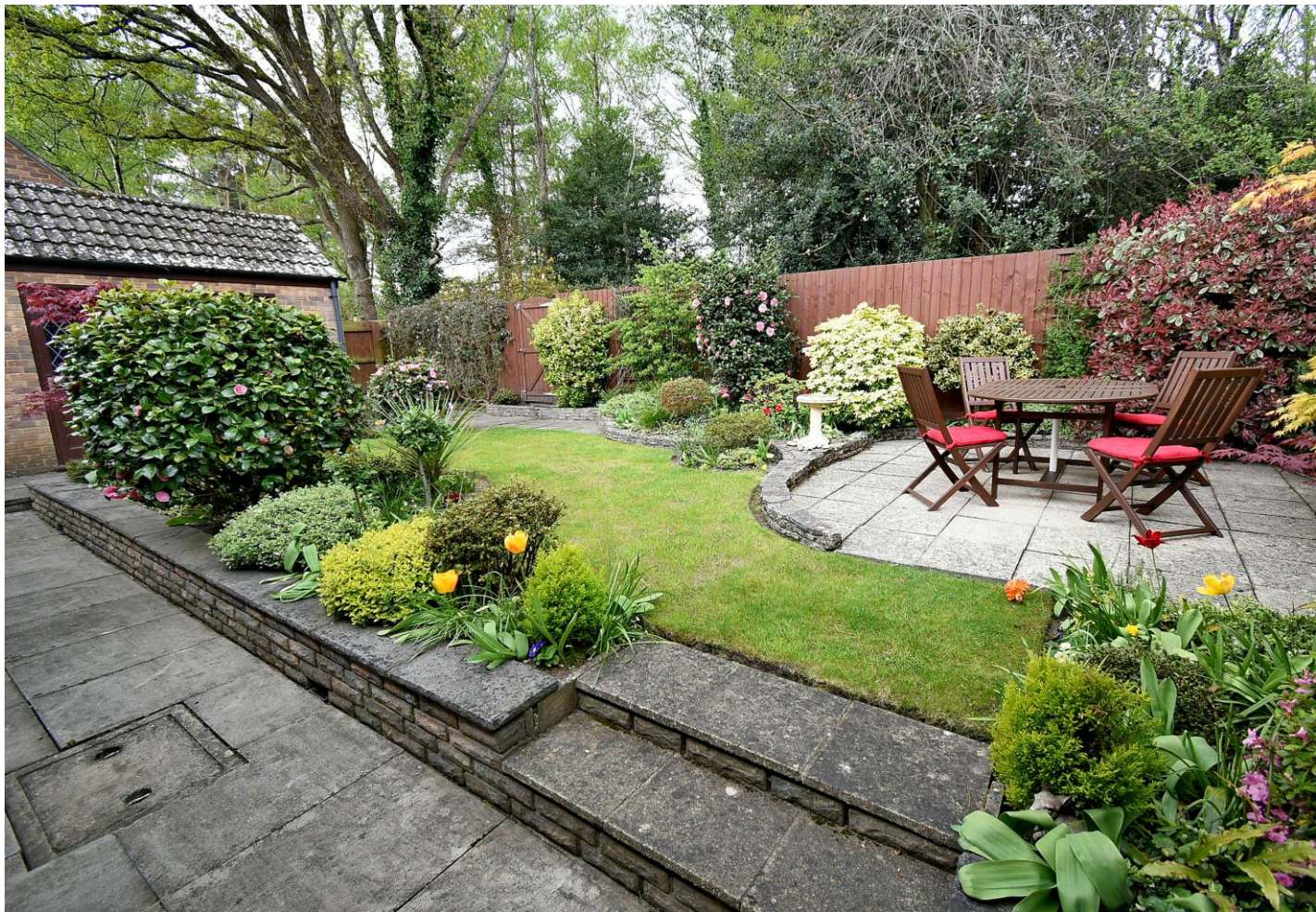


Garage
Approx. 13.8 sq. metres (148.6 sq. feet)



Total area: approx. 148.8 sq. metres (1602.0 sq. feet)





Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, faces a westerly aspect and backs onto a protected woodland with direct pedestrian access. Adjoining the rear of the property there is a paved patio area, a path leads down to a side gate and a side door into the garage. There is a central area of lawn which is bordered by well stocked flower beds. Within the garden there is two further paved seating areas
- Detached single **garage** has an up and over door, light and power and a side door
- A front **driveway** provides off road parking
- **Further benefits** include double glazing and a gas fired central heating system with replacement boiler

Marks and Spencer Simply food hall is located approximately 450 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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