



Ferndown



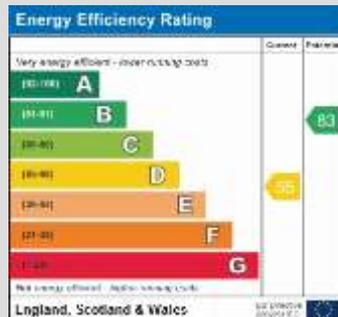


Stewarts Way Ferndown, Dorset BH22 9SL

DECEPTIVELY SPACIOUS 3 DOUBLE BEDROOM
FAMILY HOME SITUATED IN A QUIET CUL-DE-SAC
HAVING BEEN RE-FURBISHED THROUGHOUT

Comprising:- Entrance Porch, Hallway, Sitting
Room, Dining Room, Kitchen, Ground Floor
Bedroom 3, Cloakroom, First Floor Landing,
Bedrooms 1 & 2 Bathroom, Enclosed Rear
Garden, Garage & Work Shop Area with Ample
Off Road Parking
(ref: 876342)

£475,000



The Property:

This substantial residence has been enhanced over the recent years by the current owners and enjoys a light & airy feel throughout. Situated within a quiet cul-de-sac within easy reach of Ferndown town centre and the nearby nature reserves & its many woodland walks, highly commended schools and easy access routes to both Bournemouth and neighbouring market towns of Ringwood & Wimborne. Ferndown town centre has an excellent range of shopping, leisure & recreational facilities including the recently opened M&S Food Hall, leisure & fitness centre, the renowned championship golf course, the River Stour and areas of green belt are close by offering diverse wildlife and lovely walks

Entering centrally the residence offers a warm welcome with a large entrance hallway, door through to the sitting room enjoying a triple aspect with sliding patio doors out to the paved sun terrace & enclosed rear garden, gas coal effect fireplace. Door from the entrance hallway through to the spacious dining room and again boasting an outlook over the rear garden, ample space for dining room table & chairs.

The modern kitchen boasts a comprehensive range of fitted floor & wall units, work surfaces to 4 sides of the room, appliance space for an electric cooker with extractor over, dishwasher, washing machine, tumble dryer & fridge/freezer, wall mounted gas boiler for hot water & central heating, outside door to the rear.

In addition to the ground floor is bedroom 3 situated to the front and a separate cloak room, WC and a hand wash basin. Quarter turn stairs ascend to the first floor galleried landing, door proving access to walk in eaves storage, bedroom 1 is situated to the side elevation with 2 fitted wardrobes with sliding doors, further double bedroom to the other side again benefits from fitted wardrobes. Both bedrooms are served by the family bathroom with panel enclosed bath with shower over & glazed screen, with a hand wash basin and low level WC.

Externally the residence enjoys a delightful rear garden, offering in the agent's opinion a degree of privacy and seclusion all year round, enjoying an expansive paved sun terrace running the width of the residence with outside courtesy lighting is ideal which is ideal for entertaining. To the far end of the garden is a further paved patio area, bound by mature boarders & close boarded fencing. The remainder of rear garden laid to lawn with side gate & pathway leading to the front.

Single garage with up & over door, benefiting from power & light, continuation through to a work shop area. Large driveway which provides off road parking for numerous vehicles.



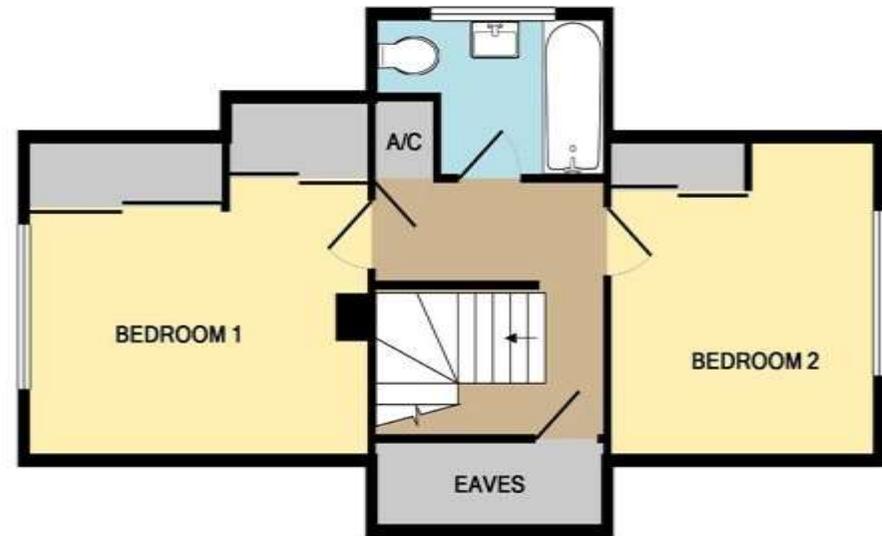
Approximate Measurements:

Sitting Room 6.43m (21'1) x 4.25m (13'11)
 Dining Room 4.54m (14'11) x 3.32m (10'11)
 Kitchen 3.31m (10'10) x 2.89m (9'6)
 Bedroom 1 4.26m (14') x 3.38m (11'1)

Bedroom 2 3.66m (12'0) x 3.34m (10'11)
 Bedroom 3 3.31m (10'10) x 3.25m (10'8)
 Bathroom 3.31m (10'10) x 2.89m (9'6)
 Garage 5.46m (17'11) x 2.76m (9'1)



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropix ©2018

Details prepared by Richard Farnes

PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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