



Amerwood, Ferndown  
Dorset BH22 9JT



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## FREEHOLD PRICE £249,950

A beautifully presented and modernised three bedroom family home enjoying a quiet cul-de-sac location within a popular residential area.

The ground floor accommodation has been enlarged with the addition of a 15ft double glazed conservatory which has double glazed windows and French doors leading out to the garden. Wooden laminate flooring continues through into the dining area which has fitted storage units with roll top work surfaces above, an archway through to the kitchen and double doors leading through into the lounge. The kitchen benefits from an integrated oven, hob and extractor, a tiled splash back, recesses for appliances and wood effect laminate flooring. The lounge enjoys a pleasant outlook over the front garden, has a useful under stairs cupboard, wood effect laminate flooring and stairs rising to the first floor.

Bedroom one is a good size double bedroom and has a fitted wardrobe with mirrored sliding doors. Bedroom two is a small double or large single bedroom whilst bedroom three is a small single bedroom. The main family bathroom has been refitted in a contemporary white suite incorporating a panelled bath with mixer taps, shower hose and shower above with a glass shower screen, fully tiled walls and flooring.

The rear garden offers an excellent degree of seclusion and is fully enclosed. The garden has been landscaped for ease of maintenance and has a good-sized, useful timber storage shed and a side gate leading out to a side path. The garden measures 25ft x 15ft.

The front garden is mainly laid to lawn with a path leading up to the front entrance and a path leading round to a side gate. There is a garage located in a nearby block which has a driveway in front providing one off-road parking space. The garage has a metal up and over door and a pitched tiled roof.

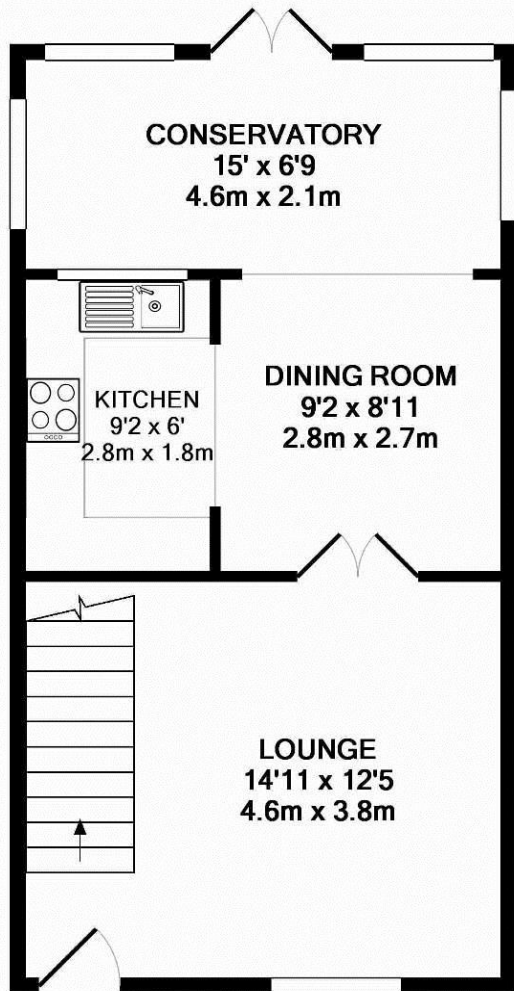
Further benefits include double glazing as well as a gas-fired central heating system. Amberwood is a small select development located approximately ... miles from Ferndown's town centre. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: D**

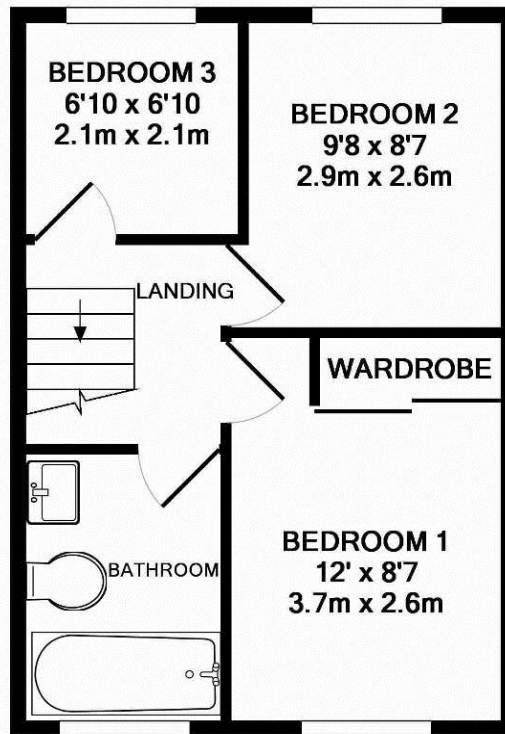
**EPC RATING: D**

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 424 SQ.FT.  
(39.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 324 SQ.FT.  
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 747 SQ.FT. (69.4 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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