



266

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**Ringwood Road, Ferndown
Dorset BH22 9AS**

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FREEHOLD PRICE OFFERS IN EXCESS OF £550,000

A beautifully re-modelled and imaginatively extended four double bedroom, three bathroom, three reception room detached family home, with a 60ft rear garden, **detached four car garage/work shop which would also be ideal for running a business from home**, generous off-road parking and annexe potential. Set on a larger than average plot measuring 0.14 of an acre and conveniently located approximately 600 metres from Ferndown's town centre.

This tastefully modernised and character family home has recently undergone complete refurbishment, which has been carried out to an exceptionally high standard. This former bungalow has been cleverly extended creating, light, spacious and versatile accommodation. The entrance hall offers an immediate sense of space and has 100 year old stripped pine flooring. On the right hand side doors lead off to a stunning kitchen/breakfast room and a large lounge/dining room whilst off to the left there are two reception rooms and a refitted, modern ground floor cloakroom. This area of the property has underfloor heating and also has excellent annexe potential as it has its own private entrance that could easily be segregated off from the main area of the property. The kitchen/breakfast room has been beautifully finished with granite and beach worktops, solid beach units, breakfast bar with chrome white leather stools and an excellent range of integrated Neff appliances to include a five ring gas hob and extractor hood above, Neff dishwasher, Neff washing machine, tumble dryer, single oven, microwave and full height fridge/freezer. There is a double glazed window overlooking the front garden, amico flooring and antique French half glazed doors lead through into the lounge/dining room. The lounge/dining room measures 22ft in width and has two sets of solid oak bi-fold doors providing delightful views over the rear garden, as well as a skylight in the dining area flooding this wonderful family space with lots of natural light. A beautiful focal point of the room is an 8kw wood burning stove set on a quarry tiled hearth with an exposed natural brick chimney breast as well as a natural brick feature wall.

On the first floor landing there is a pull down ladder giving access to an insulated loft and a skylight feature window. The master bedroom is a good size double bedroom benefiting from fitted floor to ceiling wardrobes with sliding doors, a partly vaulted ceiling with double glazed Velux window and a further double glazed window enjoying views over the rear garden. There is also a luxuriously appointed en-suite shower room finished in a contemporary white suite incorporating a large walk in shower cubicle, bidet, wc and wash hand basin, with a chrome towel rail and Victorian style white antique feature wall radiator. Bedroom two is also a double bedroom having a fitted storage cupboard with shelving and an additional cupboard with shelving and a hanging rail. This bedroom benefits from an en-suite shower room finished in a stylish white suite incorporating a tiled shower cubicle, walnut finished units with white high gloss poly marble basin and an integrated soft close wc. Bedrooms three and four are also double bedroom and are served by the main family bathroom which has also been beautifully finished in a white Victoria & Albert suite incorporating a roll top claw footed bath with shower head, walnut finished units with high white gloss poly marble basin and integrated soft close wc. There is a slim line, glass enclosed corner shower unit, chrome towel rail and Victorian style white antique feature wall radiator with a skylight feature window.

The rear garden measures approximately 60ft x 40ft, offers a good degree of privacy and in the summer months can enjoy sunshine between 7am – 7pm in various areas. Adjoining the rear of the property there is large a patio with artificial grass and steps leading down onto a large area of lawn with well-stocked flower beds. At the far end of the garden there is a covered seating area and a side door into the four car garage. Adjoining the side of the garage there is a sun room which is fully double glazed with a tiled floor and has light and power.

A front block paviour driveway provides generous off-road parking for three to four vehicles and provides the ideal space for the storage of a boat or caravan, with double wooden gates opening onto a further area of block paved driveway providing additional off-road parking and in turn leading down to a detached five car garage.

The garage measures 40ft x 19ft, has an electrically operated doors, separate rear access door and is able to garage five cars, with a work bench, central lifting beam, new steel roof in 2015 and drainage in place for a wc.

Further benefits include double glazing as well as replacement UPVC fascias and soffits and a newly commissioned gas fired central heating system with Worcester boiler.

This magnificent family home is approximately 90% new build and has a completion certificate dated May 2016. The owners have ensured low fuel bills by including extra floor and wall insulation in the build and currently find their combined.

Ferndown's town centre offers an excellent range of shopping, leisure and recreational facilities. The new Marks & Spencer's is located approximately 150 metres away.

COUNCIL TAX BAND: C

EPC RATING: C

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.





TOTAL APPROX. FLOOR AREA 2480 SQ.FT. (230.4 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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GROUND FLOOR
APPROX. FLOOR
AREA 887 SQ.FT.
(82.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 734 SQ.FT.
(68.2 SQ.M.)

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 859 SQ.FT.
(79.8 SQ.M.)





www.hearnes.com

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE