



Cedar Avenue, Northbourne  
Dorset BH10 7EF

# Cedar Avenue, Northbourne, Dorset BH10 7EF

## FREEHOLD PRICE (OFFERS IN EXCESS OF) £475,000

A simply stunning, extensively refurbished and enlarged five bedroom, four bathroom detached home, situated in a quiet cul-de-sac and located in the popular residential area of Northbourne.

On entering the property you are immediately greeted with a light and spacious entrance hall. A particular feature of the property is the beautifully fitted kitchen/breakfast room which incorporates a range of units, and integrated appliances to include a built in Neff double oven, Neff five ring induction hob and overhead extractor and Neff dishwasher, with space for a fridge/freezer, a double glazed window to the rear elevation and double glazed patio doors leading out to the delightful rear garden. A door leads through into a utility room with further units, a sink, space for a washing machine, tumble dryer, a larder ideal for additional storage and a door leading out to the side of the property.

The lounge benefits from a fireplace with wooden surround and electric fire, creating an attractive focal point to the room, with double glazed windows to the side elevation and double glazed patio doors leading out to the rear garden. Oak flooring continues throughout the ground floor accommodation.

The master bedroom benefits from a double glazed window to the front elevation and oak flooring. A door leads to a sumptuously appointed en-suite which incorporates roll top, claw footed bath with hand held shower, wash hand basin, low level wc, heated ladder towel rail (controlled independently from the main heating system) a double glazed window to the side elevation, partly tiled walls and fully tiled flooring. Bedroom two is also located on the ground floor, enjoys a dual aspect with double glazed windows to the front and side elevation and has oak flooring. Bedroom two is serviced by the ground floor family bathroom which has been luxuriously appointed with a walk in double shower cubicle, vanity unit with a built in wash hand basin, low level wc, a double glazed window to the side elevation, with partly tiled walls and fully tiled flooring.

Bedrooms three, four and five are located on the first floor. Bedroom three enjoys a triple aspect with double glazed window to the front and side elevations. A door leads through into a beautifully fitted en-suite bathroom which includes a bath with overhead shower, wash hand basin, wc, heated ladder towel rail (controlled independently from the main heating system), partly tiled walls and fully tiled flooring. Bedroom four enjoys a dual aspect and also benefits from an en-suite bathroom incorporating a bath with overhead shower, wash hand basin, low level wc, heated ladder towel rail (controlled independently from the main heating system), partly tiled walls and fully tiled flooring. Bedroom five has a double glazed window to the side elevation. Throughout the first floor accommodation, several cupboard doors provides access to the eaves for storage.

The delightful rear garden measures 40ft x 25ft is fully enclosed by fencing and has been landscaped to include a raised, decked seating area with garden lighting and a patio area with the remainder laid to lawn.

The property is accessed via electric gates which leads onto a tarmacked driveway providing off-road parking for several vehicles.

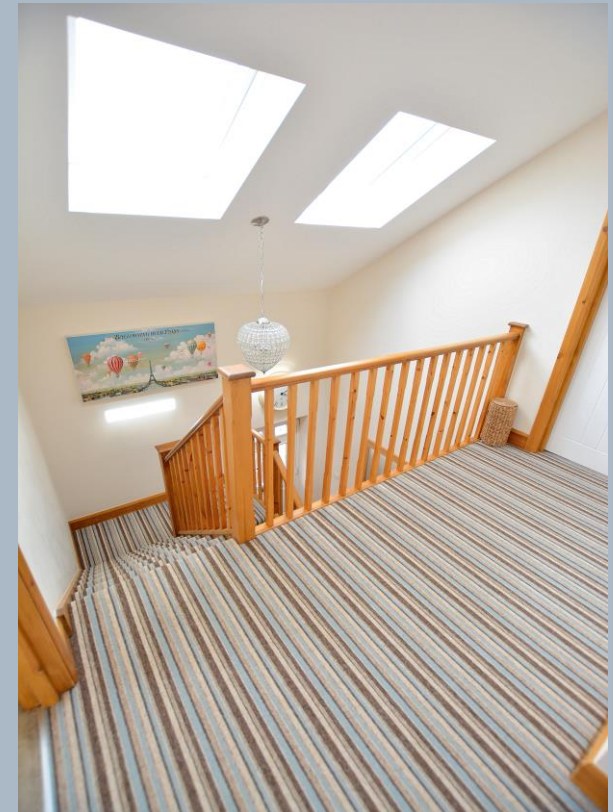
Further benefits include a gas fired central heating system and double glazing.

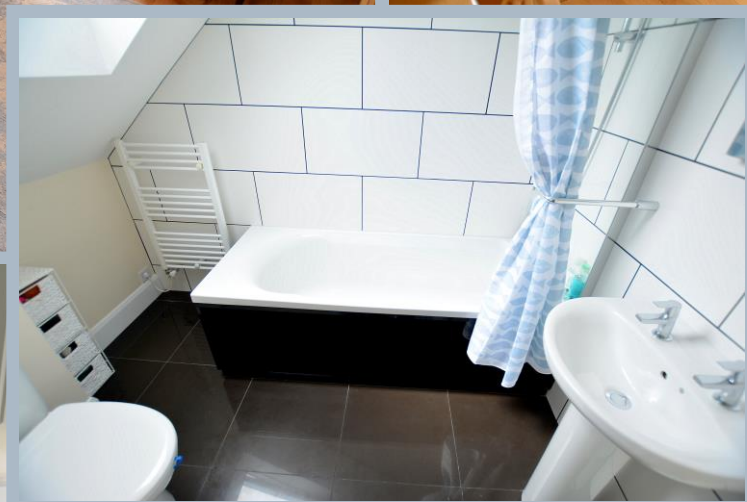
The property is located approximately 290 metres from local amenities and approximately 240 metres from the closest bus stop. Ferndown's town centre with its array of shops, cafes, restaurants, leisure and recreational facilities and is located less than 3 miles away.

**COUNCIL TAX BAND: D**

**EPC RATING: C**

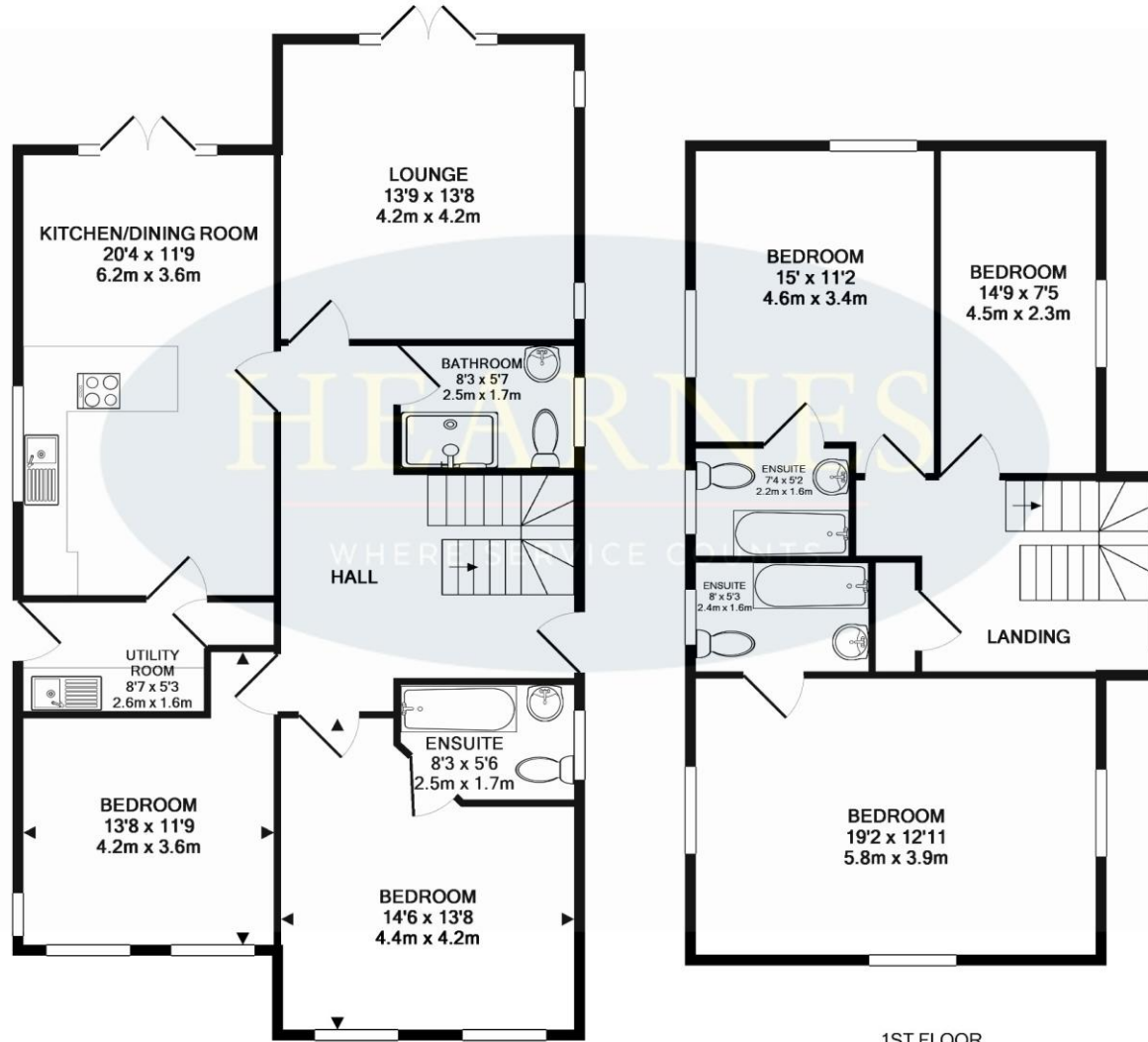
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 1864 SQ.FT. (173.2 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

1ST FLOOR





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