



EDWARDS
ESTATE AGENTS

Egdon Close
FERNDOWN, BH22 8LF

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Offers in excess of £339,950

- Superb extension
- Fantastic kitchen/ dining room
- Large garden
- En-suite shower room
- Excellent presentation
- Single garage and ample parking
- Large summer house

www.edwardstates.com

T: 01202 855595

A: 404 Ringwood Road Ferndown
Dorset BH22 9AU

E: info@edwardstates.com



A skilfully extended three bedroom end of terrace house enjoying a cul-de-sac location on the sought after Camellia's development. The house enjoys the advantage of a larger than average double plot which has enabled the ground floor to be extended and the house now offers a stunning kitchen/dining room open plan through to a spacious living room plus there is a utility and cloak room all on the ground floor.

A composite double glazed front entrance door leads into the entrance hall where a connecting door leads you into the spacious living room which has a picture window to the front and a useful under stairs storage cupboard. A large open plan square entrance leads you out to the stunning kitchen/diner which has been extended across the rear of the house, now being the heart and the hub of this home enjoying a dual aspect, with feature bay window and French doors leading out to the rear and side garden.

The dining area is semi divided from the kitchen with a feature breakfast bar peninsula and there is an extensive range of stylish matching floor and wall units with a complementing contrasting work surface and tiled splash backs. Fitted electric fan assisted oven and grill, gas hob, space and plumbing for a dishwasher and space for an upright fridge/freezer. The kitchen is complimented by a separate utility area where there is the space for a washing machine and tumble dryer, wall mounted gas fired central heating boiler and connecting internal door to the single garage. Finally off the utility room you can find a useful downstairs cloakroom.

Upstairs you will find the master bedroom which has a walk through dressing room area which has fitted mirror fronted sliding door wardrobes either side. The dressing room leads into the luxurious and stylish en-suite shower room, with tiled floors, part tiled walls, extra-large fully tiled shower cubicle and a modern white suite with feature vanity unit. There are two further bedrooms with bedroom three enjoying the benefit of a built-in double door wardrobe. These bedrooms are serviced by the well-appointed main bathroom.

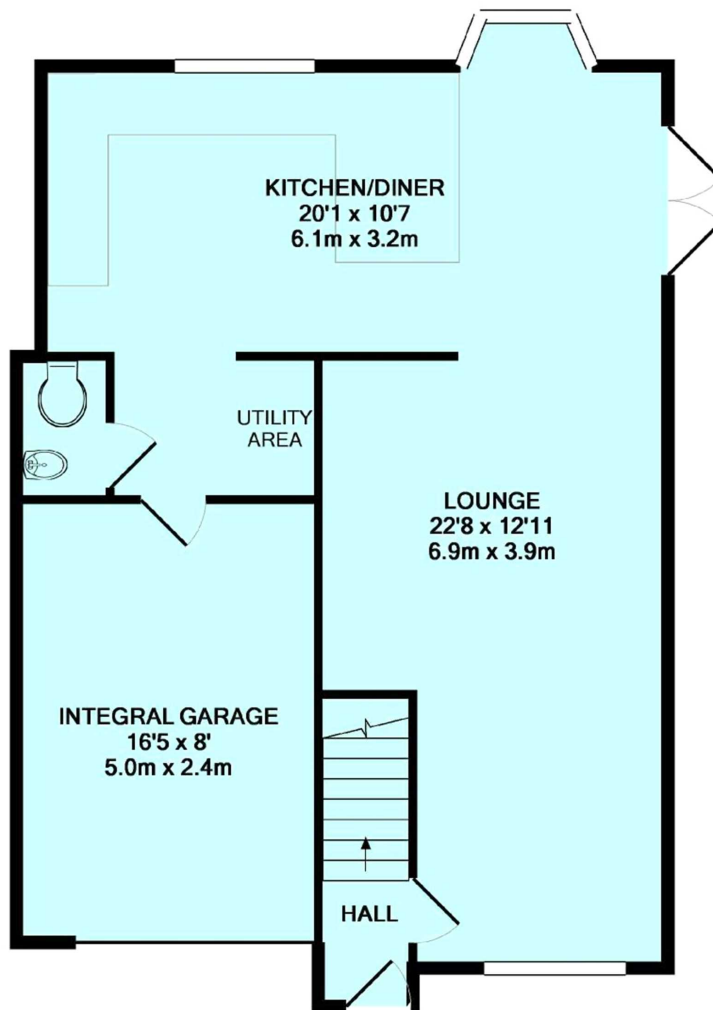
Outside the property enjoys the advantage of an extra-large double width plot, with a double width driveway and a further gravelled area of drive providing off road parking for numerous vehicles and leading up to the integral single garage. There is a large area of side garden which then wraps round into the rear garden.

There is an extensive paved patio and a substantial quality garden cabin with extensive decking area which provides an ideal area to relax and enjoy the garden. The garden is fully

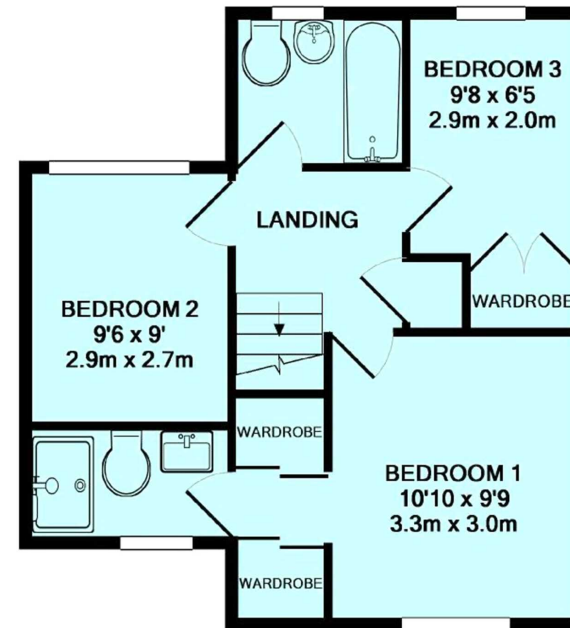
enclosed.

This property must be viewed to truly appreciate the accommodation on offer.





GROUND FLOOR
APPROX. FLOOR
AREA 799 SQ.FT.
(74.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1199 SQ.FT. (111.4 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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