



**Matlock Road, Ferndown
Dorset BH22 8QU**

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FREEHOLD PRICE (OFFERS IN EXCESS OF) £415,000

A well-presented, spacious, and extended four double-bedroom three-reception room detached family home set in a sought-after location on the Dare estate a short distance to Ferndown's town centre.

On entering the property you are immediately greeted with a spacious entrance hall. A feature of the property is the generous-sized lounge measuring approximately 20ft by 13ft, which benefits from a stone-surround fireplace with stunning wood burner and a double-glazed window to front elevation. Double doors lead through to the dining room, with bi-folding doors in turn leading through to the large brick-built conservatory. From here, double-glazed doors lead out to the delightful rear garden. The kitchen incorporates a range of units including a Cannon oven with four-ring gas hob and overhead extractor, integrated Beko dishwasher, integrated fridge/freezer, part-tiled walls, engineered-oak wood flooring, double-glazed window to rear elevation enjoying views of the rear garden, and a double-glazed door providing access to the side of the property. The downstairs WC/utility includes a further range of units, space and plumbing for washing machine and tumble dryer, vanity unit with built-in wash hand basin, WC, and obscured double-glazed window to rear elevation.

There are four-double bedrooms located on the first floor. The master suite has been extended to include a dressing area, one double and one single built-in wardrobe, and double-glazed windows to front elevation. A door leads to the luxuriously-fitted en-suite which benefits from a large corner shower, wash hand basin, WC, obscured double-glazed window to rear elevation, heated ladder towel rail, and fully-tiled walls and flooring. Bedroom two benefits from one double and one single built-in wardrobe, while bedroom four has built-in double wardrobes with mirrored fronts. The bedrooms all benefit from double-glazing to front and rear elevations and are serviced by the family bathroom, which includes a corner bath with hand-held shower, corner shower-unit, wash hand basin, WC, obscured double-glazed window to side elevation, heated ladder towel rail, and fully-tiled walls.

The property is accessed by a tarmacked driveway providing off-road parking to several vehicles and leading to a single garage with metal up-and-over door, light, and power.

The delightful fully-enclosed south-facing rear garden measures approximately 30ft by 45ft, has a large patio area ideal for outside entertaining, a vegetable patch for the grow-your-own enthusiast, a greenhouse, a wooden shed, and with the remainder laid to lawn.

Further benefits include gas-fired central heating and double glazing.

The property is situated approximately 400 metres to the nearest bus stop, approximately 500 metres to the Marks & Spencer food hall, and less than a mile to Ferndown's town centre with its array of shops, cafes, restaurants, leisure and recreational facilities.

COUNCIL TAX BAND: E

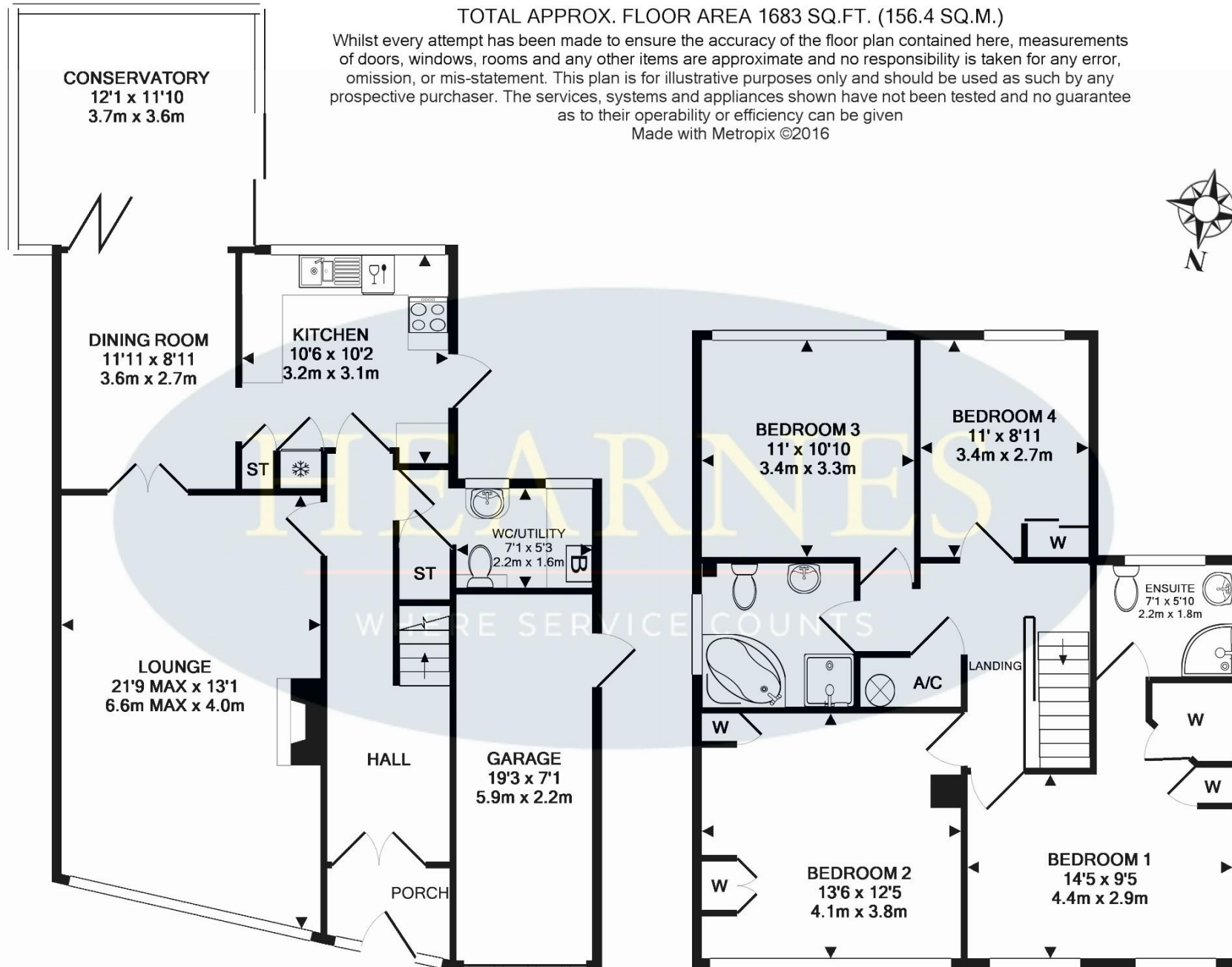
EPC RATING: C

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 1683 SQ.FT. (156.4 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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