

EDWARDS
ESTATE AGENTS



FINE & COUNTRY
Homes from Edwards

Farm Road
West Moors, Ferndown, BH22 0JL

Farm Road

West Moors, Ferndown

BH22 0JL

£500,000

- Convenient village centre location
- Two reception rooms
- Kitchen breakfast room
- Conservatory overlooking garden
- Four large bedrooms
- Two bathrooms
- Generous south facing garden

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An exceptionally spacious four bedroom, two/three reception, two bathroom detached family home enjoying a generous plot in this highly convenient location a stone's throw from the village centre.

Covered outside entrance with front door leads you into a spacious entrance hall where you can find a useful under stairs storage cupboard, a modern downstairs cloakroom and a connecting internal door to the garage.

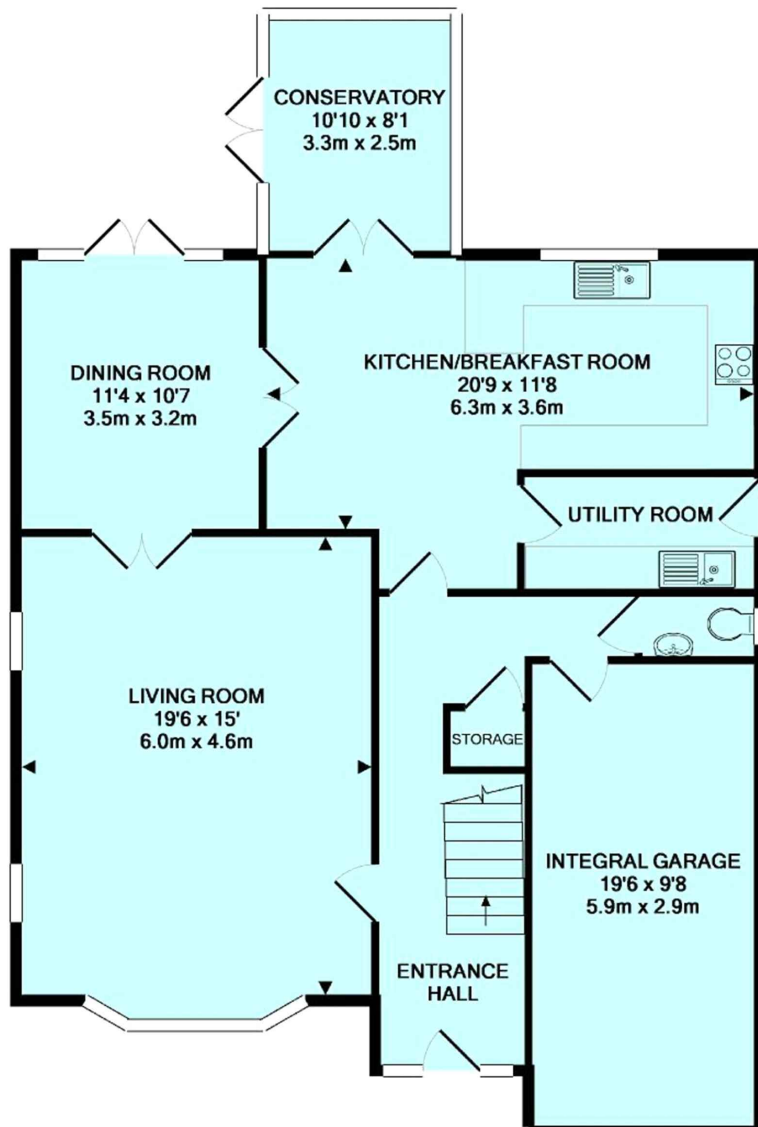
There is an impressively spacious lounge which has a feature bay window to the front aspect and two further side windows. A focal point to this room is the attractive feature stone fireplace with inset living flame gas fire. Your eyes are also drawn to the smooth plaster and coved ceilings that you can find throughout the house. Double doors then lead you into a spacious separate dining room where double glazed French doors invite you out and provide a view over the delightful rear garden.

The wonderful kitchen/diner certainly proves to be the heart and hub of this family home. The kitchen area has a range of light beech effect units under a complimenting roll top work surface with tiled splash backs and concealed under pelmet lighting. Built in stainless steel Neff electric double oven and grill and microwave plus there is also a five ring gas burner hob

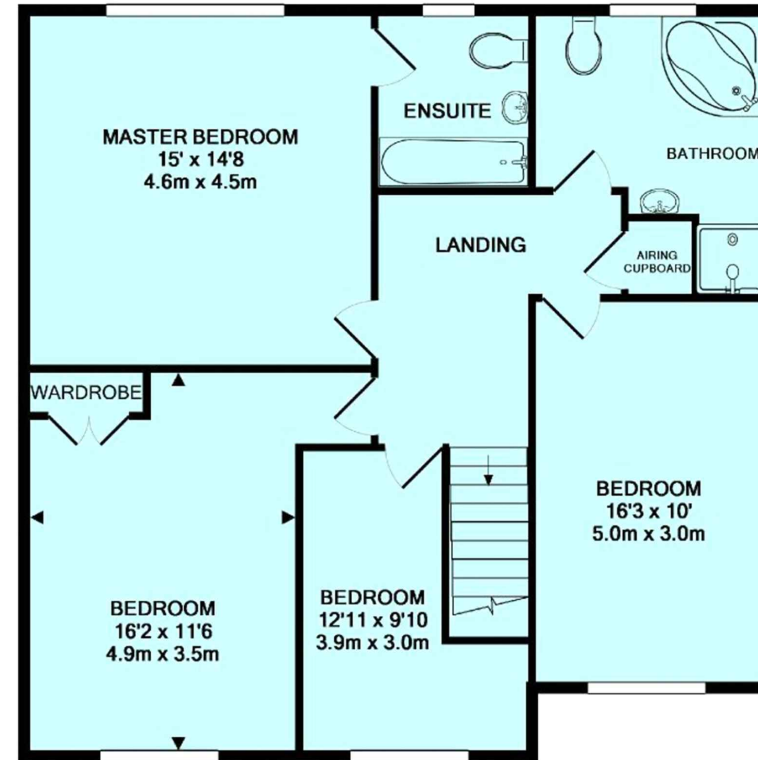
and stainless steel cooker hood over and integrated dishwasher, wine rack, small breakfast bar peninsular partly semi-dividing the kitchen from the breakfast area, windows overlook the rear garden and double French doors invite you into a double glazed conservatory also overlooking the rear garden and equipped with a radiator for all year round use. The kitchen is complimented by a separate utility room in a similar style as the kitchen with a double glazed side entrance door.

Upstairs you will discover a good sized landing leading to an impressively large master bedroom with a window offering delightful views over the rear garden, added advantage of a fully tiled en-suite bathroom. Bedroom two is also a very large double bedroom with a built in double wardrobe, window to the front aspect. Bedroom three is also a generous double bedroom, window to the front aspect and finally bedroom four is a large L shaped single bedroom with window to the front aspect also. These bedrooms are all serviced by a luxurious fully tiled family bathroom which is equipped with a corner spa bath with shower attachment and then there is also a separate shower cubicle low flush WC, bidet and pedestal wash hand basin.

Outside the property approached via a brick paviour driveway leading up to the integral large single garage which has a remote controlled up and over door and a wall mounted gas fired central heating boiler, extra- long garage with appliance space for a freezer etc, connecting door into the entrance hall. Front garden lay to lawn with stocked shrub and flower beds. The rear garden is a particular feature of this property being south facing and of a generous size approximately 90ft deep by 50ft wide, fully enclosed with established well maintained conifer hedging to the left hand boundary and well stocked flower and shrub borders with the garden mainly laid to lawn with a large paved patio area immediately adjacent to the house.



GROUND FLOOR
APPROX. FLOOR
AREA 1125 SQ.FT.
(104.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 938 SQ.FT.
(87.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2063 SQ.FT. (191.6 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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References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before



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