



**Wollaton Road, Ferndown
Dorset BH22 8QR**

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FREEHOLD PRICE £385,000

A beautifully presented and substantially extended four double bedroom, two bathroom, two reception room detached family home with a south facing rear garden, single garage and driveway. Tucked away in a quiet cul-de-sac whilst enjoying a popular and convenient residential location.

The ground floor accommodation has been enlarged to create a superb 18ft kitchen/breakfast room finished in a cottage style, with ample space for a breakfast table and chairs, recess for Range cooker with extractor hood above and recess for all other appliances. Two double glazed windows provide a pleasant outlook over the south facing rear garden with a double glazed door leading out to a side path and double doors lead through into a utility cupboard where there is plumbing for a washing machine and a wall mounted, gas fired boiler. A spacious entrance hall leads through into a 20ft lounge which has a double glazed window overlooking the front garden and a stone fireplace creating an attractive focal point with inset, coal effect gas fire. Double doors lead through into a separate dining room which has wood effect flooring and double glazed patio doors leading out to the garden. Also on the ground floor there is a cloakroom finished in a modern white suite and has a useful under stairs cupboard.

The first floor accommodation has also been extended creating four double bedrooms and two bathrooms. Bedroom one benefits from two double wardrobes, three single wardrobes, cupboards over the bed recess, bedside cabinets and a dressing table. Bedroom two has two fitted double wardrobes and a single wardrobe. Bedrooms three and four both have fitted double wardrobes. The main family bathroom/shower room incorporates a panelled bath with separate shower cubicle and the added addition of a separate shower room which could be reconfigured to create an en-suite.

The rear garden faces a southerly aspect, is fully enclosed and measures approximately 40ft x 35ft. Adjacent to the rear of the property there is a paved patio area with a path leading round to a tool shed/garden store. The garden is stocked with many attractive plant and shrubs and well-stocked flower beds which surround areas of well-kept lawn. At the far end of the garden there is a further paved patio area.

A front driveway provides off-road parking for two vehicles which in turn leads up to a single garage. There is an area of front lawn which is surrounded by attractive shrubs.

The single garage measures 19ft 6in x 7ft 11in, has a side door, metal up and over door, light and power.

Further benefits include double glazing as well as UPVC fascias and soffits and a gas fired central heating system. The property is also offered with no onward chain.

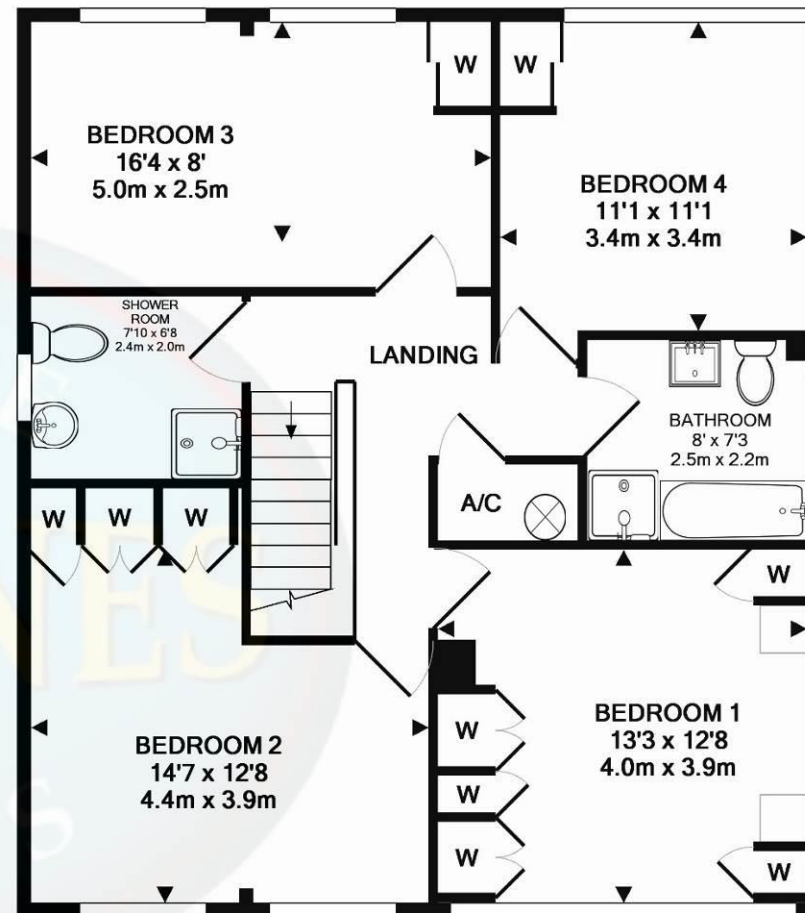
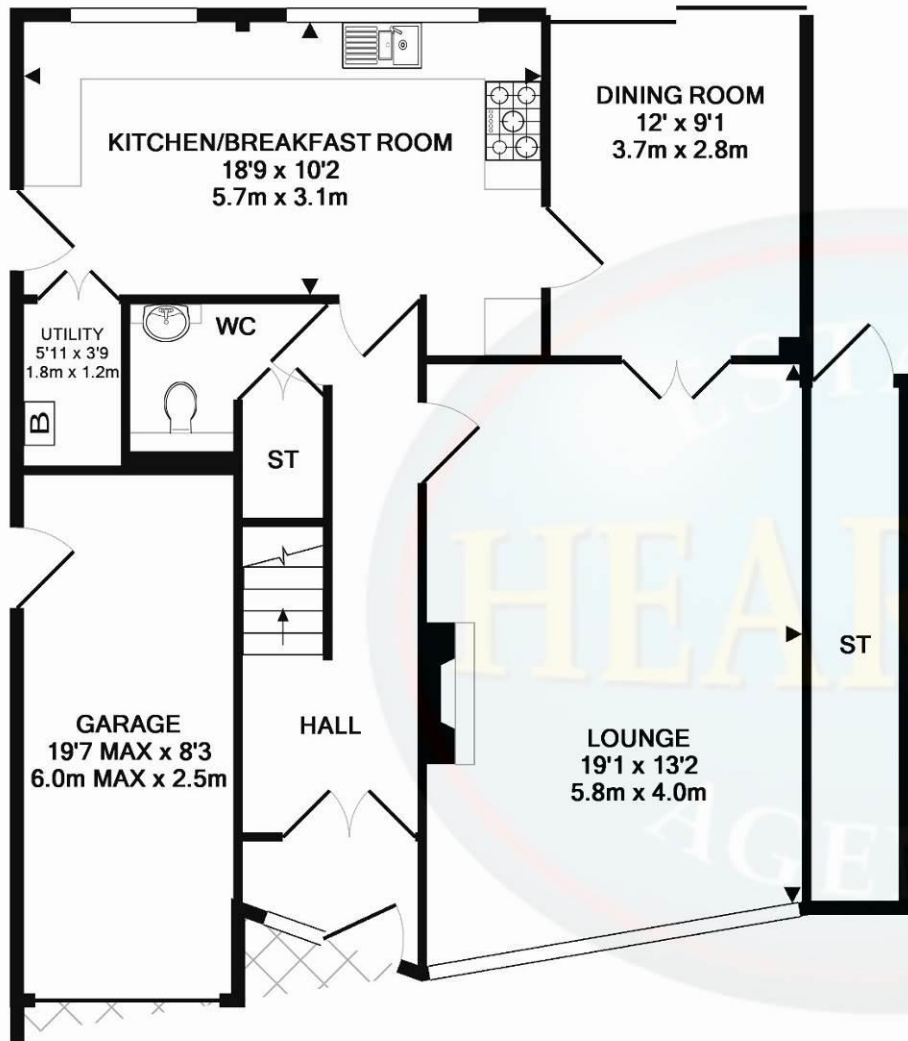
There is a small selection of amenities located on Glenmoor Road approximately 400 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities and is located approximately 1 mile away.

COUNCIL TAX BAND: E

EPC RATING: D

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.





GROUND FLOOR
APPROX. FLOOR
AREA 958 SQ.FT.
(89.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1806 SQ.FT. (167.8 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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1ST FLOOR
APPROX. FLOOR
AREA 848 SQ.FT.
(78.8 SQ.M.)



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