

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS



WOLLATON ROAD

FERNDOWN, BH22 8QS

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £735,000

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME AND ON THIS SOUGHT-AFTER MODERN DEVELOPMENT
- SKILFULLY EXTENDED TO PROVIDE A STUNNING OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- BI-FOLD DOORS OPEN FULLY TO INVITE YOU OUT TO DECKING AND THE SOUTH FACING GARDEN
- LOUNGE WITH FEATURE BAY WINDOW TO THE FRONT ASPECT AND FURTHER SEPARATE FAMILY/RECEPTION ROOM
- MASTER BEDROOM WITH HIGH SPEC LUXURIOUS ENSUITE SHOWER ROOM WHICH IS FULLY TILED WITH ITALIAN STONE CERAMICS AND UNDERFLOOR HEATING
- ALL FOUR BEDROOMS ENJOY THE BENEFIT OF BUILT-IN RECESSED WARDROBES
- SUPERB FAMILY BATHROOM, FULLY TILED WITH PORCELANOSA TILES, HIGH-QUALITY SANITARY WARE, UNDERFLOOR HEATING AND WALL MOUNTED REMOTE CONTROL TELEVISION
- INTEGRAL DOUBLE GARAGE WITH ONE OF THE GARAGES PARTLY SUB DIVIDED TO PROVIDE A USEFUL SPACIOUS UTILITY ROOM
- QUALITY WINDOW SHUTTERS TO ALL WINDOWS
- DUAL ZONE UNDERFLOOR HEATING PLUS ADDITIONAL RADIATORS IN THE KITCHEN/FAMILY/DINING ROOM FINISHED WITH PORCELANOSA TILES
- ATTRACTIVE LANDSCAPED GARDEN WITH DECKING, PATIO AREA AND WOOD CHIPPED CHILDREN'S SOFT PLAY AREA



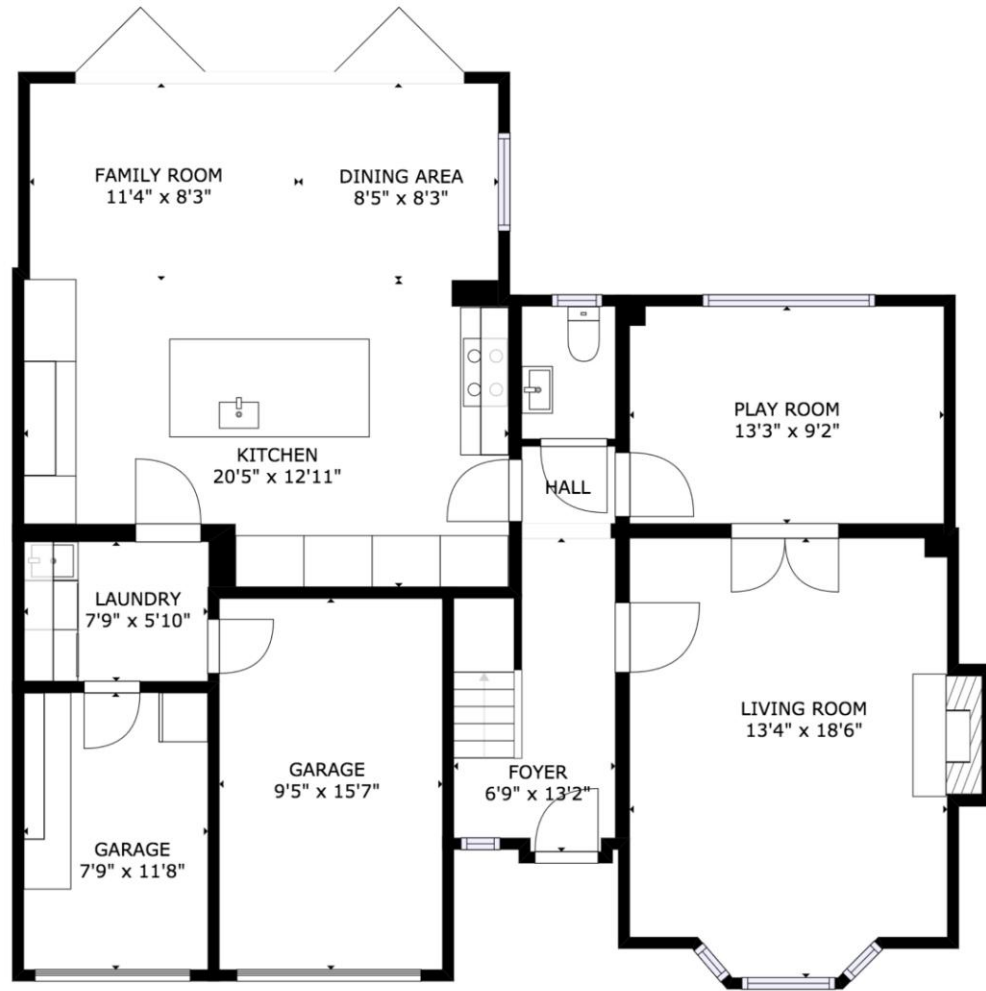
This wonderful family home is situated on the popular 'Camellias' development within easy access of Ferndown town centre and the nearby nature reserves & its many woodland walks, highly commended schools and easy access routes to both Bournemouth and neighbouring market towns of Ringwood & Wimborne. Ferndown town centre has an excellent range of shopping, leisure & recreational facilities including the M&S Food Hall, leisure & fitness centre and theatre/social centre. For the keen golfer, several premier golf clubs are only a short drive away.

EPC Rating: C

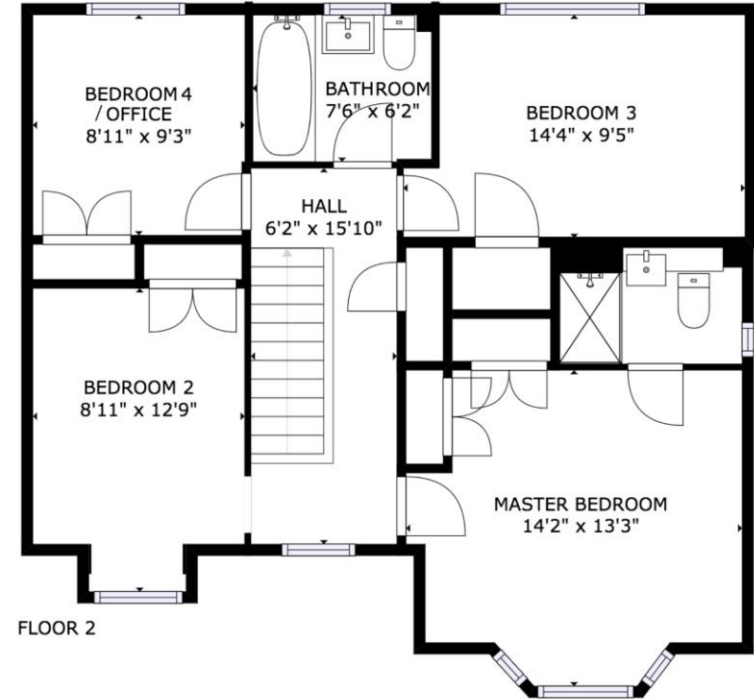








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 968 sq ft, FLOOR 2: 740 sq ft
 EXCLUDED AREAS: , GARAGE: 236 sq ft
 TOTAL: 1707 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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