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WOODLAND AVENUE

FERNDOWN DORSET, BH22 9FS



GUIDE PRICE £365,000

A stunning and beautifully presented three-bedroom end of terrace property occupying an enviable corner position, the property is located on the popular Holmwood Park development and is offered in show home condition being only four years old. The property offers all the conveniences a modern stylish living and is complemented by a landscaped south facing garden with rural views and a single garage with parking.

The welcoming entrance hall has a downstairs cloakroom WC and stairs lead to the first-floor accommodation.

The property boasts a well-appointed light and bright living room which is a fantastic size with double doors opening out onto the beautiful sun patio and landscaped south facing rear garden. Useful large storage cupboard.

The spacious kitchen/dining room has dual aspect windows helping to keep this room light and airy, the luxury fitted kitchen includes an integrated fridge/freezer unit and a dishwasher, electric hob with extractor over and integrated oven. Ample space for a dining table and chairs.

The landing leads to all upstairs accommodation and the main bedroom is complemented by a luxury fitted en-suite shower room and window overlooking the garden.

Bedroom two is also a double bedroom with window overlooking the front aspect and bedroom three is a good-sized single bedroom. The bedrooms are served by a beautiful luxurious family bathroom with three-piece white suite, wc, wash hand basin and bath with shower over.

Outside the front of the property is bordered by decorative railings and a pathway leads to the entrance door with an overhead storm porch.



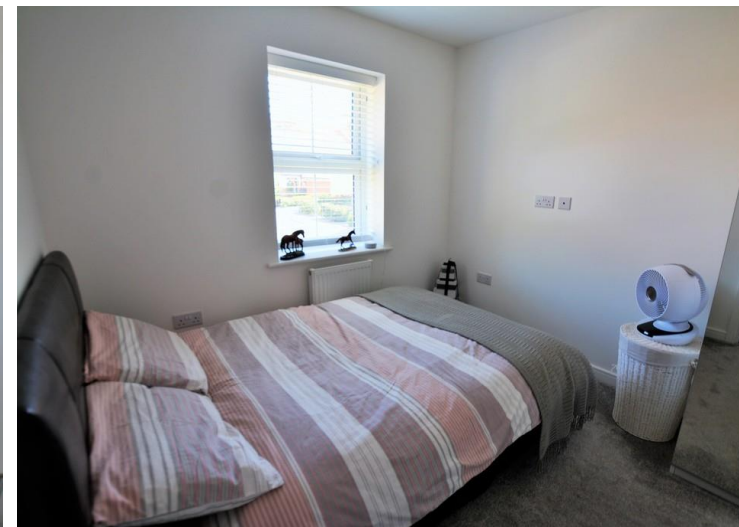
The rear garden is south facing and attractively landscaped with a large sun patio area, mostly laid to lawn with a rear seating/BBQ area. In addition to this there are views towards the Holmwood Park walks beyond and a rear gate leads to the parking and garage behind.

The garage has an up and over door and has light and power with the benefit of a further a marked parking bay in front.

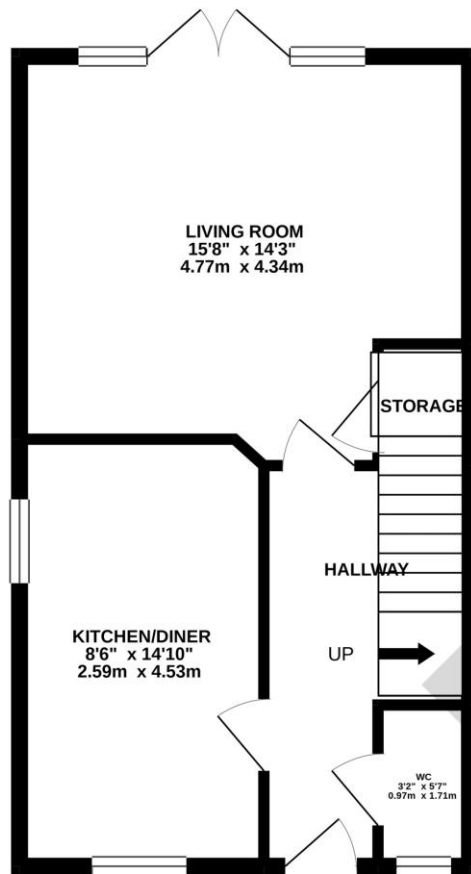
Ferndown town centre is within a short drive, a vibrant shopping centre with independent shops and businesses complemented by national retailers such as Tesco and Marks and Spencer Food. The town also boasts a championship golf course of 27 holes ranked within the top 100 courses in the UK and Ireland. Further amenities include sports centre and facilities, pubs and restaurants. Ferndown is conveniently located within close proximity of the market towns of Ringwood and Wimborne and has good road links to both Bournemouth and Poole.

Maintenance fee approximately £25.25 per month.

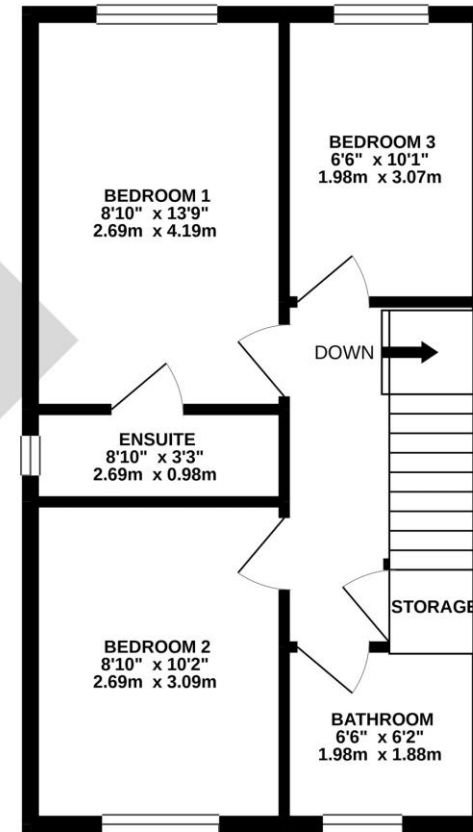
EPC Rating: B



GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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