

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS



CHERRY GROVE

FERNDOWN, DORSET, BH22 9EZ



GUIDE PRICE £379,950

An older, cottage style, well presented three bedroomed terraced house, enjoying a highly convenient non estate location with a lightly wooded aspect to the front and featuring a 95ft long enclosed rear garden.

This well presented and generous sized family home is a stone's throw from playing fields and delightful heathland walks, local schools, and Ferndown sports centre and less than half a mile from Ferndown town centre.

You are welcomed into the house via a useful entrance porch which in turn leads you directly into the open plan L shaped lounge dining room. The lounge is a lovely light and bright living space enjoying a dual aspect with a feature bay window to the front and French doors inviting you out to the generous rear garden with large patio. The dining area also provides plenty of space for a table and chairs.

The kitchen again enjoys a dual aspect and is 16ft long, window to front aspect, rear door that leads to a rear entrance porch off which you can find the downstairs cloakroom. There is a wall mounted gas fired Worcester boiler.

Upstairs you can find three bedrooms all enjoying a delightful aspect to the front. Bedrooms one and two both being double bedrooms, with bedroom two also benefitting from two fitted wardrobes. The third bedroom is a good size single bedroom again with fitted wardrobes.



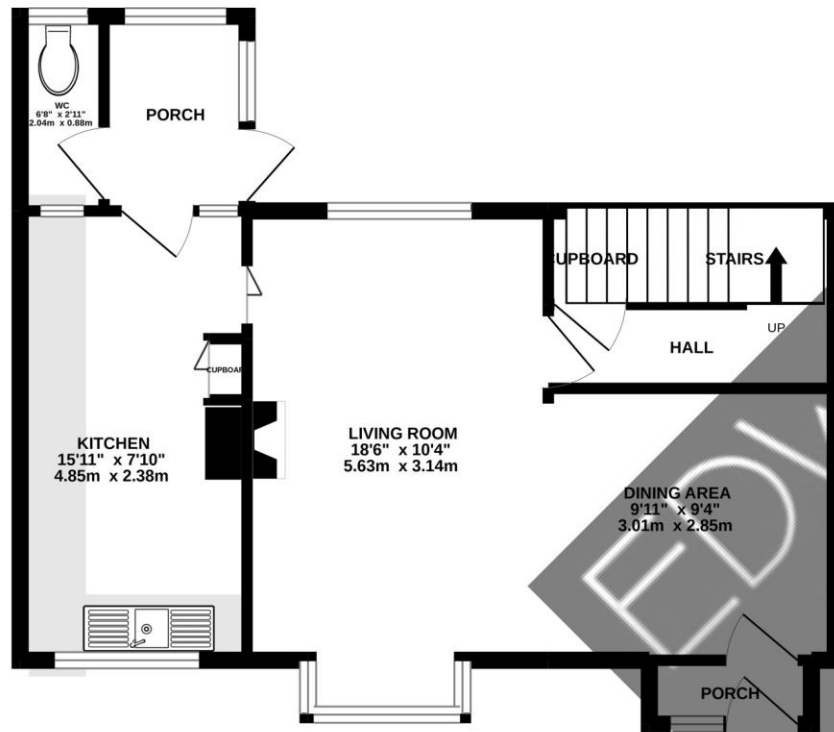
The bedrooms are serviced by a bathroom which has been converted into a shower room with a white suite comprising of a large shower cubicle, finished with fully tiled walls. Glazed window.

Outside to the front the property is approached via an extensive gravel driveway providing generous off-road parking for numerous vehicles. The garden is a superb feature of the property as it measures approximately 95ft in length x 30ft in width. Immediately adjacent to the rear of the property there is a substantial paved patio with a matching paved pathway running full length of the garden. To the rear of the garden there is also a useful timber storage shed. The garden is fully enclosed and laid prominently to lawn.

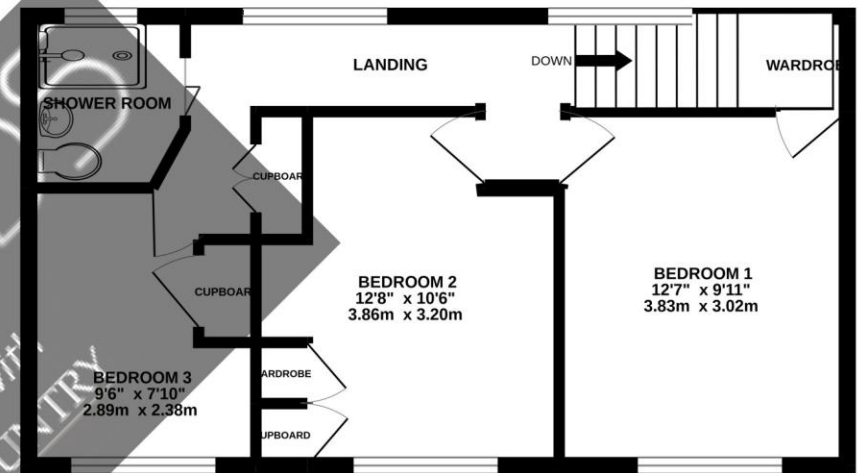
EPC Rating: D



GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



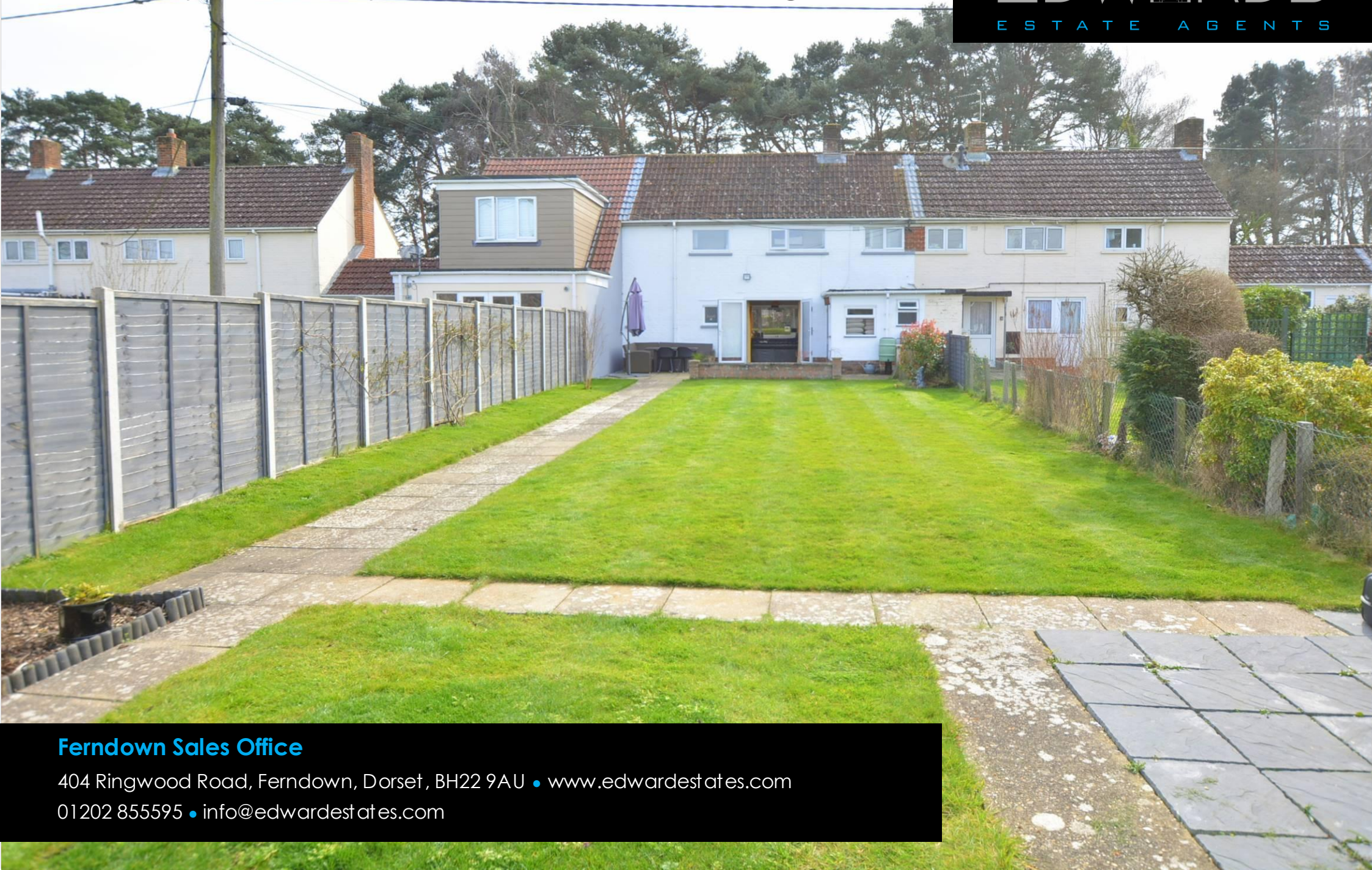
TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

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.
Made with Metropix ©2022

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.

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS



Ferndown Sales Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardestates.com

01202 855595 • info@edwardestates.com