

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS



DUNEDIN DRIVE

FERNDOWN, DORSET, BH22 9EB



GUIDE PRICE £600,000

A delightful character detached chalet style residence enjoying a non estate location in this small quiet cul de sac with the benefit of a secluded garden. The well presented and deceptively spacious accommodation is versatile and could be adapted to meet individual requirements.

You are welcomed by a large double glazed front entrance porch with doors leading into the impressively spacious entrance hall. The lounge and dining room are Lshaped flowing into one another. The focal point to this room being the decorative fireplace with inset living flame gas fire. Picture window to the front aspect, dining area with louvre doored cupboard housing the gas fired central heating boiler. Directly off the living room is a good size study/reception room with a window overlooking the rear garden.

The kitchen is fitted with a modern stylish range of units and a built in four ring gas hob with oven and grill, built in fridge, space for a washing machine, double glazed door and two windows overlooking the garden. The kitchen with fitted with a separate water heater that supplies hot water to just the kitchen.

Staying on the ground floor there are three good sized bedrooms, comprising of two doubles and one single. Bedroom two/guest bedroom enjoying the luxury of an en suite shower room. Upstairs you can find a very spacious landing and the large master bedroom.



The family bathroom is impressively spacious and has recently been refurbished with a new white suite. The upstairs is a lovely light and bright living space with velux windows. With minimal effort you could easily adapt the whole of the upstairs into a large master suite.

The property has an attractive front garden and brick driveway that leads to an extra-large detached single garage with a remote controlled up and over door.

The attractive rear garden is a particular feature of this property offering a high degree of seclusion.

Agents note: the property also enjoys the benefit of solar panels with the remainder of the 25 year government backed index linked scheme that currently produces a unit rate of 25.91 pence through EDF. The panels were purchased by the vendors in 2012. They receive approximately a £1000 back per year which substantially reduces their heating bill.

EPC Rating: C





Denotes restricted head height

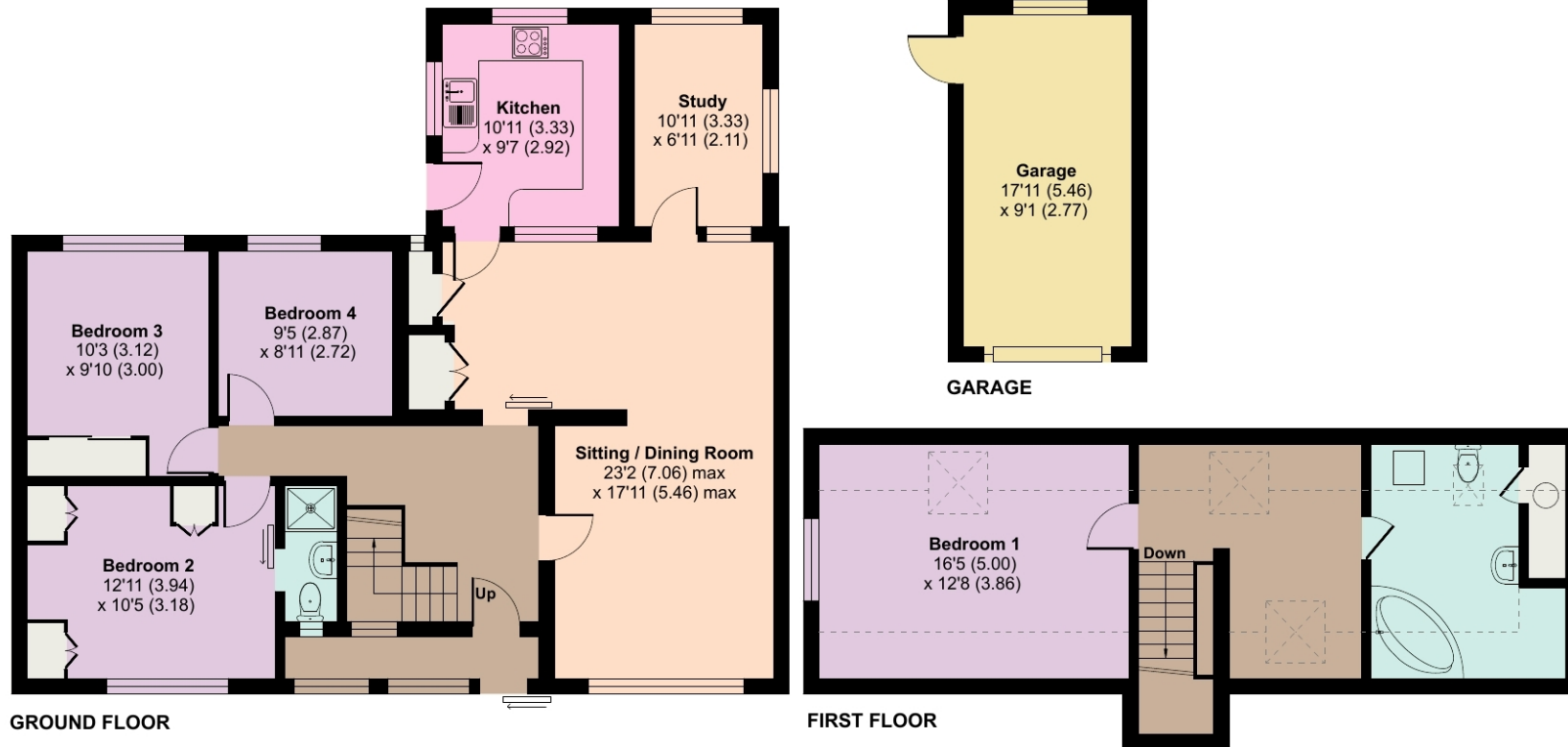
Dunedin Drive, Ferndown

Approximate Area = 1633 sq ft / 152 sq m (includes garage)

Limited Use Area(s) = 197 sq ft / 18 sq m

Total = 1830 sq ft / 170 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Edwards Estates Ltd. REF: 828774



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.edwardstates.com

01202 855595 • info@edwardstates.com