

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

JUNIPER CLOSE

FERNDOWN, BH22 9UB



GUIDE PRICE £650,000

A well presented and very well cared for, four bedroom, two bathroom, three reception room detached executive style family house enjoying a quiet cul de sac location on a small highly desirable development just 100 meters from access to protected SSSI heathland providing delightful walks. The house also benefits from an attached double garage and a beautiful landscaped private rear garden. There is also potential to extend the house if further accommodation is required (STPP).

You enter the house via a covered outside entrance porch leading into the entrance hall where you can find a modern downstairs cloakroom with a white suite and half tiled walls. The living room enjoys a dual aspect and is a light and bright living space with patio doors overlooking the rear garden. Double doors then open through to the dining room where a window further overlooks the rear garden.

Form the dining room you can find the kitchen/breakfast room, where there is a breakfast bar, space for a cooker with fitted cooker hood over. Matching floor and wall mounted units with ample roll top work surfaces. A window overlooks the rear garden. The kitchen is complimented by a separate utility room which is of a good size and provides appliance space for a dishwasher and washing machine. Wall mounted Glow Worm gas fired central heating boiler, window overlooks the rear garden and personal side door.

Finally on the ground floor you can find a good-sized study/office or bedroom five if required.

Upstairs you can find the main bedroom which is a good-sized double bedroom with wardrobes fitted to one wall. There is also the luxury of a shower room which is fully tiled to the walls and floor with a white suite with vanity unit with wash hand basin and a chrome upright towel rail ladder.



The three further bedrooms comprise of two good size double bedrooms and bedroom four is a small double with the benefit of built in wardrobe. The bedrooms are served by the family bathroom which is fully tiled to the walls and floor with white suite, vanity unit wash hand basin, Mira thermostatically controlled electric shower over the bath. Towel rail ladder radiator.

To the front a double width gravel driveway provides parking for several vehicles leading up to the attached double garage which has two garage doors, power and light, personal door to rear garden.

The rear garden is a particular feature of this house and is beautifully landscaped and very well cared for. Area of lawn, large, paved patio area immediately adjacent to the patio doors from the living room plus there are two further gravelled areas designed to capture the sun. The whole garden is fully enclosed with a good degree of privacy.

EPC Rating: C

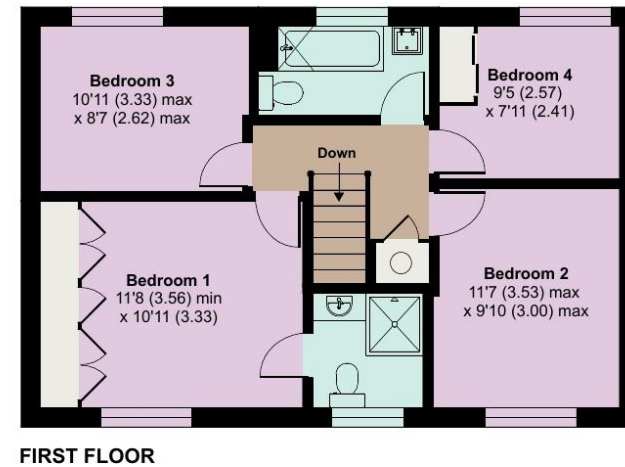
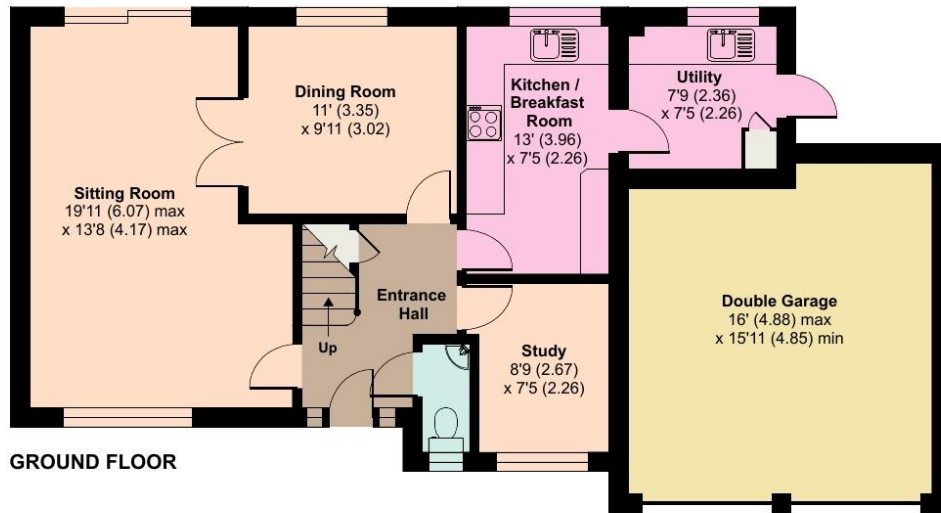
Council Tax Band: F



Juniper Close, Ferndown, BH22

Approximate Area = 1598 sq ft / 148.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Edwards Estates Ltd. REF: 833469



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