

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS



ST JAMES ROAD

FERNDOWN, DORSET, BH22 9NY

EDWARDS



Offers In Excess Of £550,000

A modern detached family house, in a convenient non estate location in a small unmade gravel lane/cul de sac on the edge of Ferndown, close to local schools and Ferndown Heath. The house has exceptionally spacious accommodation extending to approx. 1700 square feet and has a stunning open plan kitchen/family/dining room with patio doors overlooking and leading out to the rear garden.

Recently fitted stylish kitchen with integrated appliances comprising of an electric double oven, five ring gas hob, stainless steel extractor fan over, dishwasher and a wall mounted cupboard conceals the gas fired Worcester boiler, dining area provides plenty of space for a table and chairs. A window from the kitchen overlooks the garden and patio doors from the dining room ensure that this is a light and bright living space. The kitchen is complimented by a large separate utility room where there is fitted worksurface with appliance space under for the washing machine and tumble dryer and there is a side entrance door leading to the driveway.

The living room is exceptionally spacious and is located to the front of the house with a window to the front aspect. A feature to this room is also the brick fireplace with an inset living flame gas fire (not tested) two windows to the front aspect. Completing the ground floor there is a modern downstairs cloakroom.

Upstairs you can find the four bedrooms are all a very generous size, with the exceptionally spacious main bedroom having a window to the front aspect and enjoying the luxury of a recently modernised ensuite shower room with small, glazed window.

Bedroom two is also an exceptionally spacious double bedroom and includes a quality wardrobe unit with sliding doors one of which is mirror fronted. Bedroom three is also a good-sized double bedroom and bedroom four is a small double/large single.

The bedrooms are served by the main family bathroom which is fully tiled with a white suite.



Outside St James Road fronts on to a small unmade gravel lane, the front boundary is defined by brick walling and there is an attractive brick Paviour driveway which extends in front of the house to provide additional off-road parking and leads to the detached single garage.

The rear garden is fully enclosed and mainly laid to lawn. The rear of the house and the garden enjoy attractive views over the protected woodland in the distance, a particular feature of this non estate location. Pedestrian access at the end of St James Road leads out to Ferndown Heath, the ideal place to live if you are a dog owner!

This property is conveniently located close to Ferndown centre with easy access to Wimborne and Ringwood as well as Bournemouth town centre and surrounding coastal towns. Bournemouth international airport is less than four miles away. For the keen golfer, one of Dorset's premier golf clubs is less than half a mile away. Ferndown town centre offers a variety of shops including large supermarkets, theatre/social centre, sports centre and other recreational facilities.

EPC Rating: C

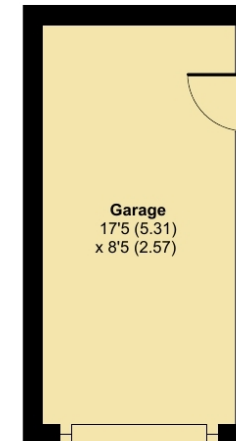
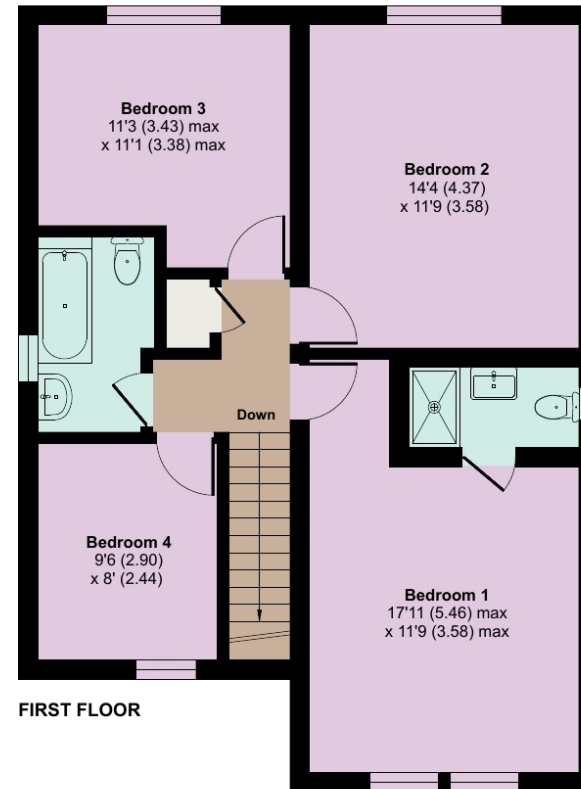
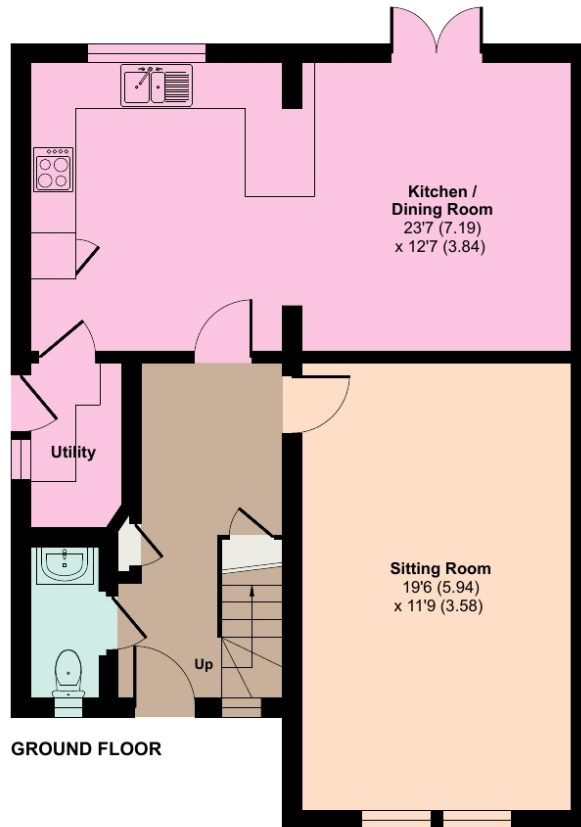
Council Tax Band: E



St. James Road, Ferndown, BH22

Approximate Area = 1567 sq ft / 146 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). © nctecom 2022. Produced for Edwards Estates Ltd. REF: 838519



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