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FERNLEA AVENUE

FERNDOWN, DORSET, BH22 8HG

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £895,000

Upon entering the property, you immediately admire the quality wood flooring and the attractive internal timber doors. Small paned double doors then open up into the impressively spacious L shaped living room which is a beautiful light and bright living space with two windows to the front aspect and two full height picture windows to the side aspect. Again, you have a continuation of the wood flooring.

Certainly providing the all-important wow factor and being the social hub and entertainment area of this property is the stunning kitchen/family/dining room finished with grey porcelain tiled floor and an extensive range of contemporary white gloss and complementing duck egg blue fronted units with extensive contrasting worksurfaces and matching splash back areas. Four ring induction hob with stainless steel cooker hood over, electric oven and grill, microwave, dishwasher and space for a large fridge freezer. The Kitchen also features a large island unit with breakfast bar area. Two sets of French doors lead out to the patio and rear garden.

Staying on the ground floor you can find three double bedrooms with bedroom number two being a large double bedroom, window to the front aspect. This room also features a fireplace and could be used as another reception room if required.

Bedroom three is also a good size double bedroom with a delightful view over the rear garden and bedroom four is a small double and could be used as an ideal study/office if required.

Finally on the ground floor the bedrooms are served by the family bathroom which has a modern white suite with a grey tiled floor and white ceramic part tiling to the walls, P shaped bath with shower attachment over, upright chrome ladder style radiator.



A staircase leads from a spacious inner hall directly up to the main bedroom, which is exceptionally spacious, light and bright with feature window to the front aspect and further velux windows to both side aspects. There is a useful walk-in storage area and then a shallow step down to a walk-through dressing room which then leads into the fabulous ensuite bathroom. Beautiful, tiled floor, a free standing bath and vanity unit wash hand basin, tiled corner shower cubicle with rain head and shower attachment. Velux window to side aspect.

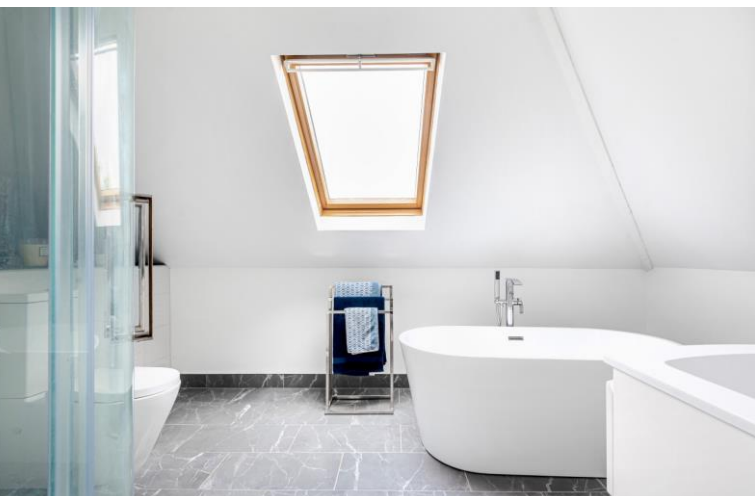
Outside, the property stands on a particularly generous plot with a wide frontage which is approximately 90 ft with a gravel carriage driveway leading in and out, an attractive well maintained front garden with established hedging, rhododendrons, shrubs and trees to the boundary providing a good degree of privacy. The driveway with a gate leads up the left-hand side of the property to provide extensive off road parking for numerous vehicles and to the garage with attached workshop to the rear.

The rear garden is a particular feature of the property being of a generous size being approximately 120ft in length, enjoying a high degree of privacy with an extensive Indian sandstone patio immediately adjacent to the rear of the property. Remainder is laid mainly to lawn with a further smaller patio and fishpond the whole garden is fully enclosed.

EPC Rating: C

Council Tax Band: E







Fernlea Avenue, Ferndown, BH22

Approximate Area = 2154 sq ft / 200.1 sq m

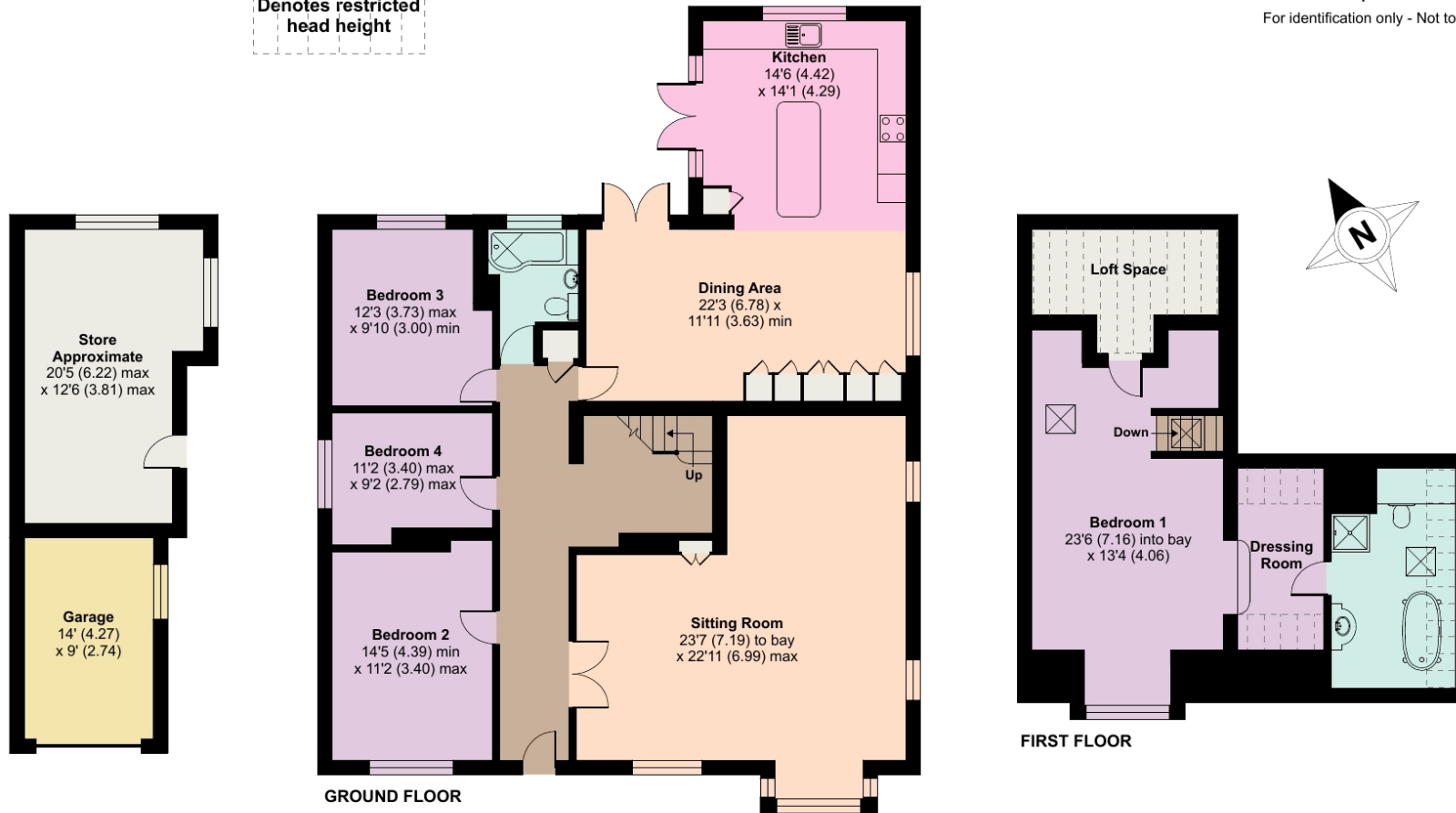
Limited Use Area(s) = 174 sq ft / 16.1 sq m

Garage & Store = 364 sq ft / 33.8 sq m

Total = 2692 sq ft / 250 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2022. Produced for Edwards Estates Ltd. REF: 850509



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.

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