

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

ST CLEEVE WAY

FERNDOWN, DORSET, BH22 8LE





GUIDE PRICE £400,000

A beautifully modernised and impeccably presented three bedroom semi-detached house enjoying a delightful and peaceful cul de sac location in the highly sought-after camellias development. A stones throw from lovely, wooded walks on Poor Common, shops and schools and a friendly family pub/restaurant.

This modern semi-detached house has benefited from the owners refurbishing the kitchen and bathrooms to a very high standard.

You enter the house via a covered entrance porch and front door leading into the entrance hall where your eyes are immediately drawn to the attractive engineered laminate wood flooring that runs throughout the majority of the downstairs and dining area, the living room area being fully carpeted.

Luxurious, refurbished downstairs cloakroom, ceramic tiled floor and ceramic tiling half height to the walls, wash hand basin, radiator towel rail, window.

The living room is located to the rear of the property enjoying a westerly aspect overlooking the rear garden with French doors and windows inviting you out to the large patio. Further window overlooking the garden. Large understairs storage cupboard, smooth plastered ceiling with spotlights.

The kitchen has recently been refurbished with a stylish range of contemporary anthracite coloured floor and wall units with contrasting work surfaces and white tiled splashback area. The kitchen is fully fitted with integrated appliances comprising electric hob with cooker hood over, built in microwave, double oven and grill, wine fridge, slim line dishwasher, fridge freezer and appliance space for a washing machine and tumble dryer. Window to the front aspect. A cupboard conceals the gas fired central heating boiler.

First floor landing with window to side aspect and loft hatch with fitted pull down ladder provides access to roof storage area, airing cupboard with hot water tank.



The main bedroom enjoys the benefit of built-in recessed wardrobes, window to the front aspect. Luxurious en suite with tiled floor and walls. Vanity unit with wash hand basin, concealed wc, mirror fronted storage cabinet, chrome towel rail radiator, shower cubicle.

Bedroom two is also a double bedroom with a fitted two double doored wardrobe unit and window to the rear aspect. Bedroom three is a single bedroom with a fitted single doored wardrobe and window to the rear aspect.

These bedrooms are served by the luxurious family bathroom which has again been luxuriously refurbished with full height to three sides and half tiled to the remaining wall. Three piece quality white suite with vanity unit wash hand basin, concealed wc and bath.

Outside a lawned front garden with pathway to the front door. The rear garden is a particular feature of the property enjoying a sunny westerly aspect fully enclosed and beautifully landscaped with large patio area and paved path which leads to a rear garden gate which in turn provides access directly onto the driveway for 18 St Cleeve which is immediately behind the house, providing parking for two cars leading up to a single garage which is in a small block of just two, with an up and over door, power and light.

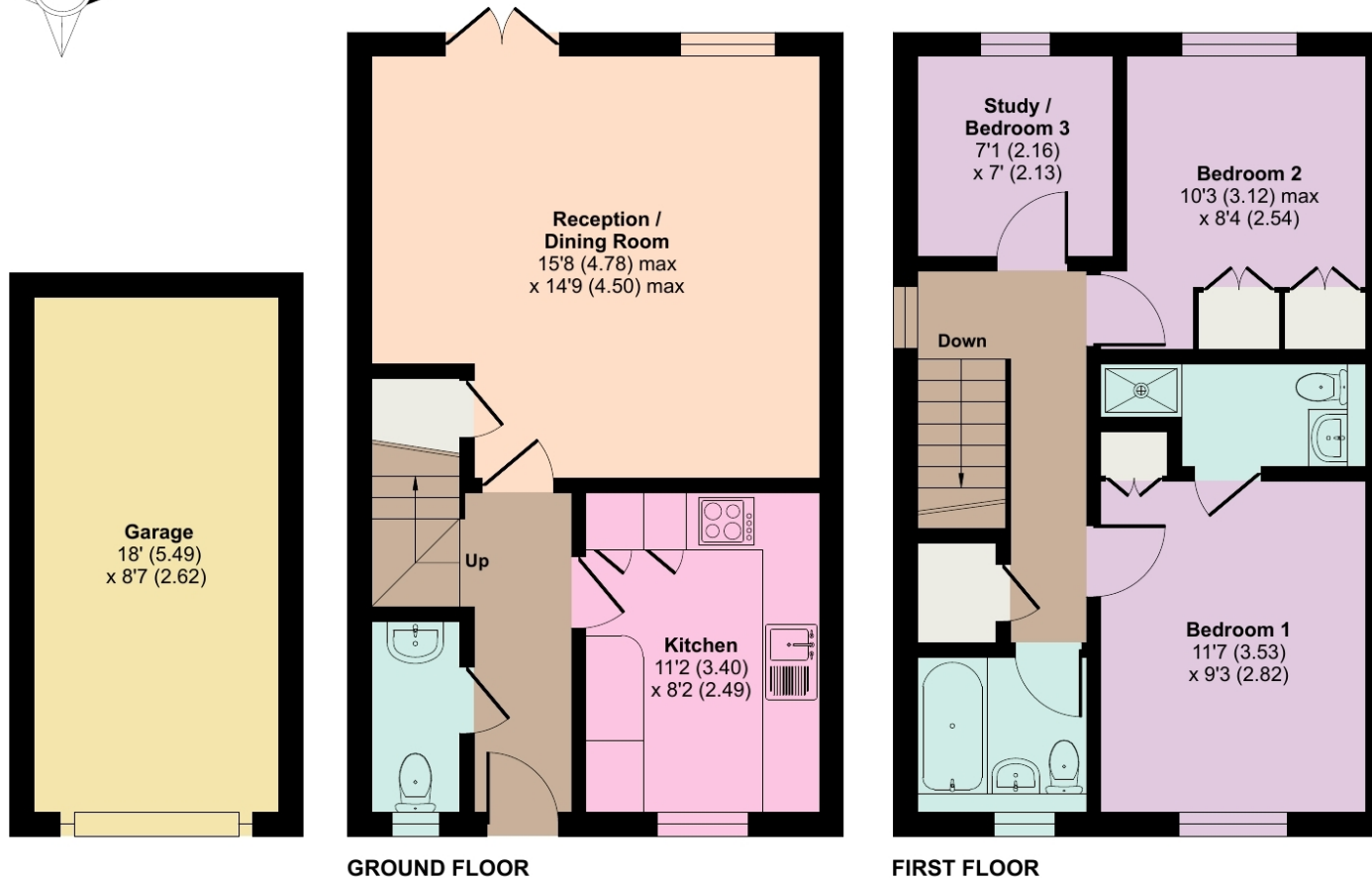
EPC Rating: C



St. Cleeve Way, Ferndown, BH22

Approximate Area = 983 sq ft / 91.3 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). © ntechcom 2022. Produced for Edwards Estates Ltd. REF: 812491



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