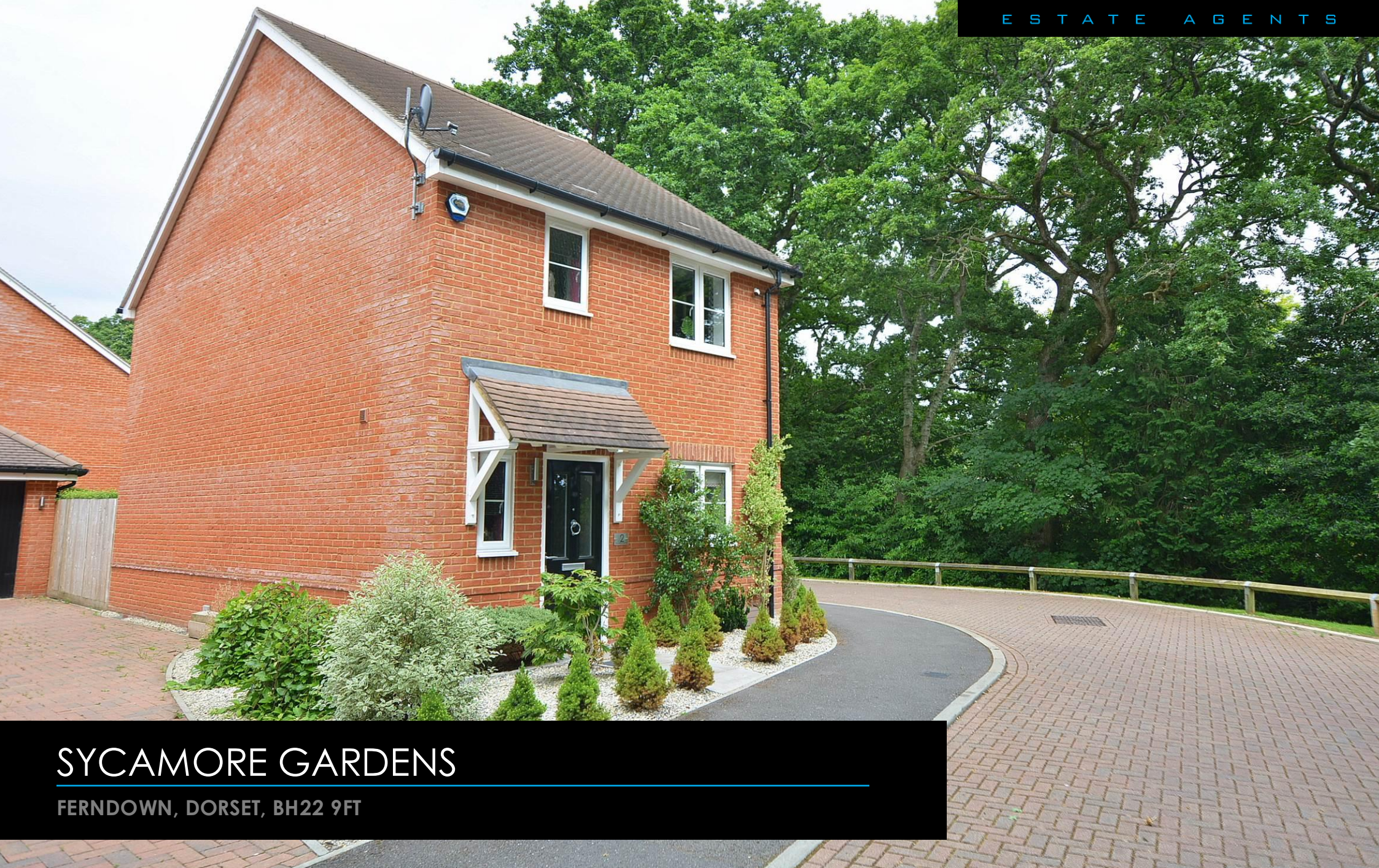


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SYCAMORE GARDENS

FERNDOWN, DORSET, BH22 9FT



OFFERS IN EXCESS OF £475,000

This former show home is less than three years old and impeccably presented. Three bedroom detached house enjoying a delightful location on the edge of the popular Holmwood Park development enjoying an outlook over open green space and woods. Ensuite to bedroom one, stylish kitchen diner, private secure garden with pleasant, wooded outlook, driveway and large single garage.

Covered outside entrance porch and front door welcomes you into the entrance hall where you can find a downstairs cloakroom. The living room is located to the rear of the house with French doors and full height picture side windows opening out to the rear garden. There is also a useful large understairs storage cupboard.

The kitchen/diner has a range of stylish contemporary white gloss wall and floor mounted units under a contrasting granite effect work surface with matching return. Four ring stainless steel electric hob with feature cooker hood over and electric fan assisted oven. Integrated fridge/freezer, dishwasher and washing machine behind matching cupboard fronts. Further appliance space and ample space for a table and chairs. The kitchen breakfast room has a dual aspect with windows to the front and side aspect. A wall mounted cupboard conceals the gas fired combination boiler.

First floor landing with loft hatch giving access to the roof space and also a large storage/linen cupboard with built in shelving.

Bedroom one is a generous double bedroom with a window to the rear aspect and the benefit of fitted mirror fronted sliding door wardrobes. There is also the luxury of an ensuite shower room with a tiled floor and part tiled walls with a walk in fully tiled shower cubicle. Semi pedestal wash hand basin and low flush wc. Glazed window.

Bedroom two is also a double bedroom again with the benefit of a mirror fronted sliding door wardrobe unit, window enjoys a delightful outlook to the front overlooking an open green and woodland.

Bedroom three is a large single bedroom with view to the rear aspect.

The bedrooms are served by the luxury family bathroom which has a stylish three-piece ensuite in white with contrasting black granite effect tiled floor and walls. Bath with shower attachment over, semi pedestal wash hand basin, concealed low flush wc, double glazed window.



Outside the house sits on a corner plot with a small area of front garden which has been landscaped for minimal maintenance. The rear garden has also been landscaped for minimal maintenance with a paved patio area immediately adjacent to the rear of the house accessed from the French doors from the living room. The patio leads onto a quality artificial lawn. To the corner of the garden there is a raised sun terrace/patio which enjoys complete privacy and a delightful, wooded aspect outlook.

The whole garden is fully enclosed with attractive brick walling and there is a personal panelled side entrance gate which then leads round to the driveway located to the rear of the property providing parking for a car that then leads up to a good sized, larger than average, single garage, with metal up and over door, power and light and a pitched roof providing useful storage facilities.

Ferndown town centre is within a short drive, a vibrant shopping centre with independent shops and businesses complemented by national retailers such as Tesco and Marks and Spencer Food. The town also boasts a championship golf course of 27 holes ranked within the top 100 courses in the UK and Ireland. Further amenities include sports centre and facilities, pubs and restaurants. Ferndown is conveniently located within close proximity of the market towns of Ringwood and Wimborne and has good road links to both Bournemouth and Poole.

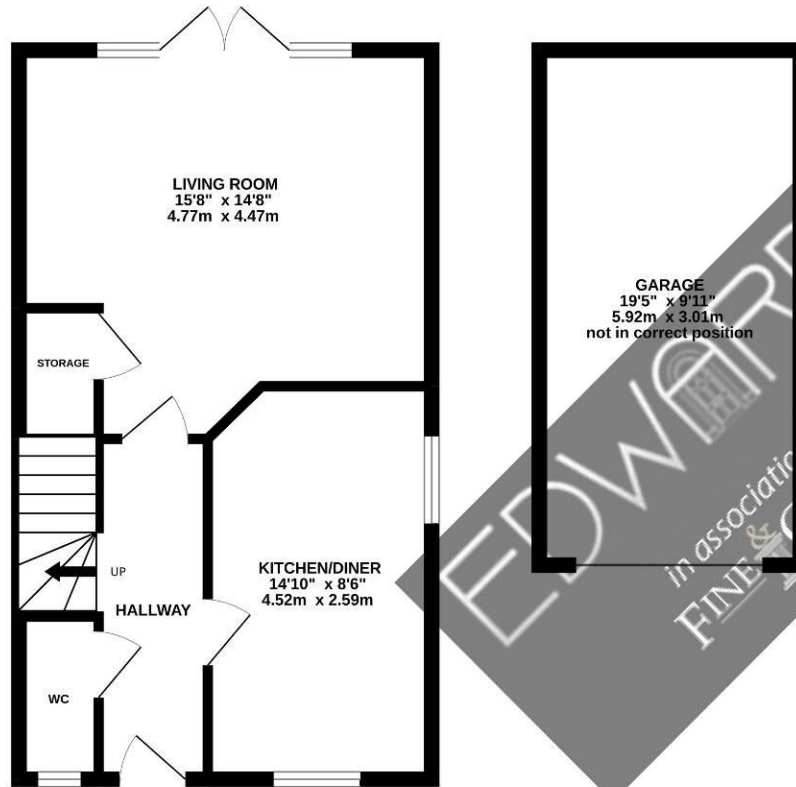
Please note there is a service charge which is currently £26 per month for the maintenance of the Holmwood Park development.

EPC Rating: B

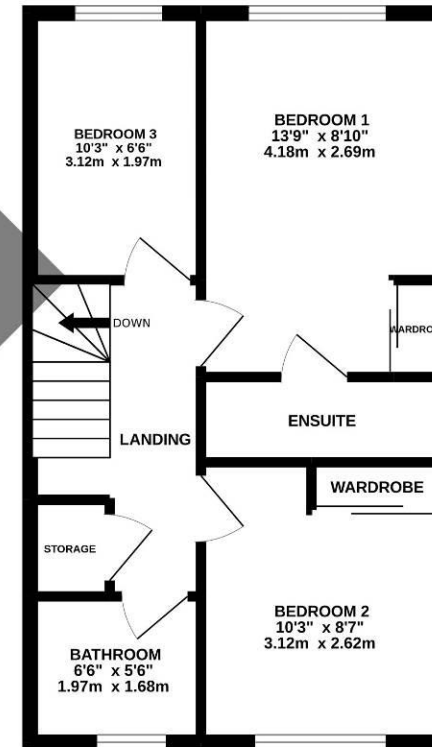
Council Tax band: D



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



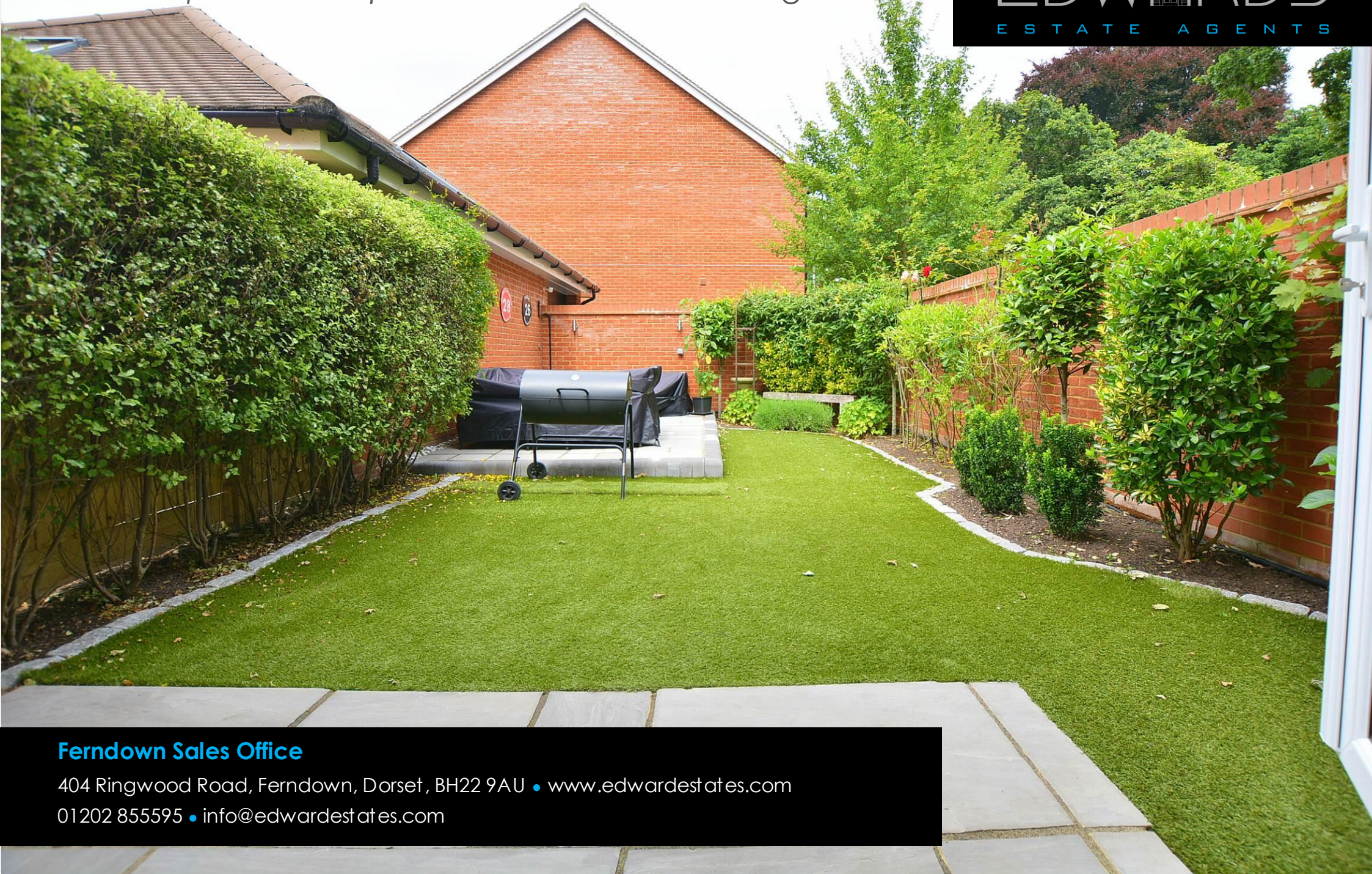
TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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