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**246 RINGWOOD ROAD**

FERNDOWN, DORSET, BH22 9AR







# GUIDE PRICE £450,000

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A spacious individual four double bedroom detached family house enjoying a highly convenient non estate location close to local shops and schools and a stone's throw from delightful walks over Ferndown Heath.

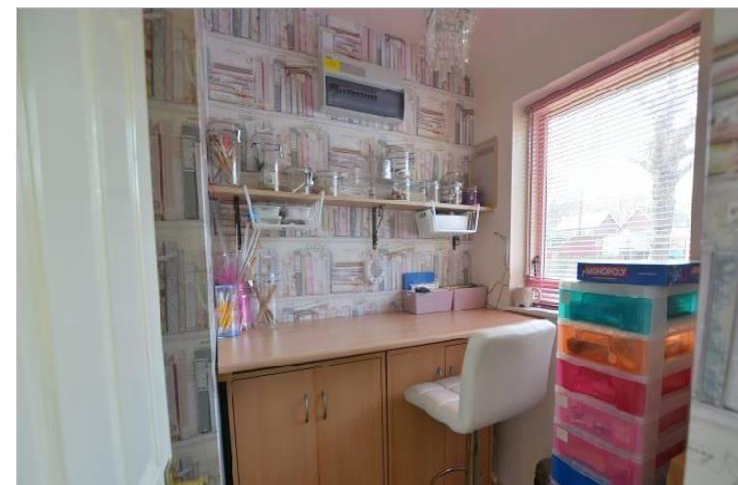
The house features a dual aspect light and bright living room with patio doors leading out to the rear garden. The focal point to this room is the central open fireplace. Archway then leads open plan from the living room into a dining area/snug which provides a cosy living area that could be utilised as an office/study if required.

A spacious kitchen/breakfast room also enjoys a dual aspect with window to the front aspect and window and rear door leading out to the garden.

Finally on the ground floor is a box room which lends itself to be used as a computer room/study and a modern downstairs cloakroom.

Upstairs all four bedrooms are of a generous size served by a spacious well-appointed family bathroom which has a bath and separate shower.

Outside the house is approached by a driveway providing off road parking for several vehicles and leading up to the attached double length tandem garage, which has an up and over door power and light, window and side door leading out to the rear garden.



The rear garden is another particular feature of this house with an south easterly aspect, a raised patio sun terrace immediately adjacent to the rear of the house, with steps then dropping down to the remainder of the garden which is laid mainly to lawn. The whole garden is fully enclosed and enjoys a good degree of privacy.

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.

Council Tax Band: E

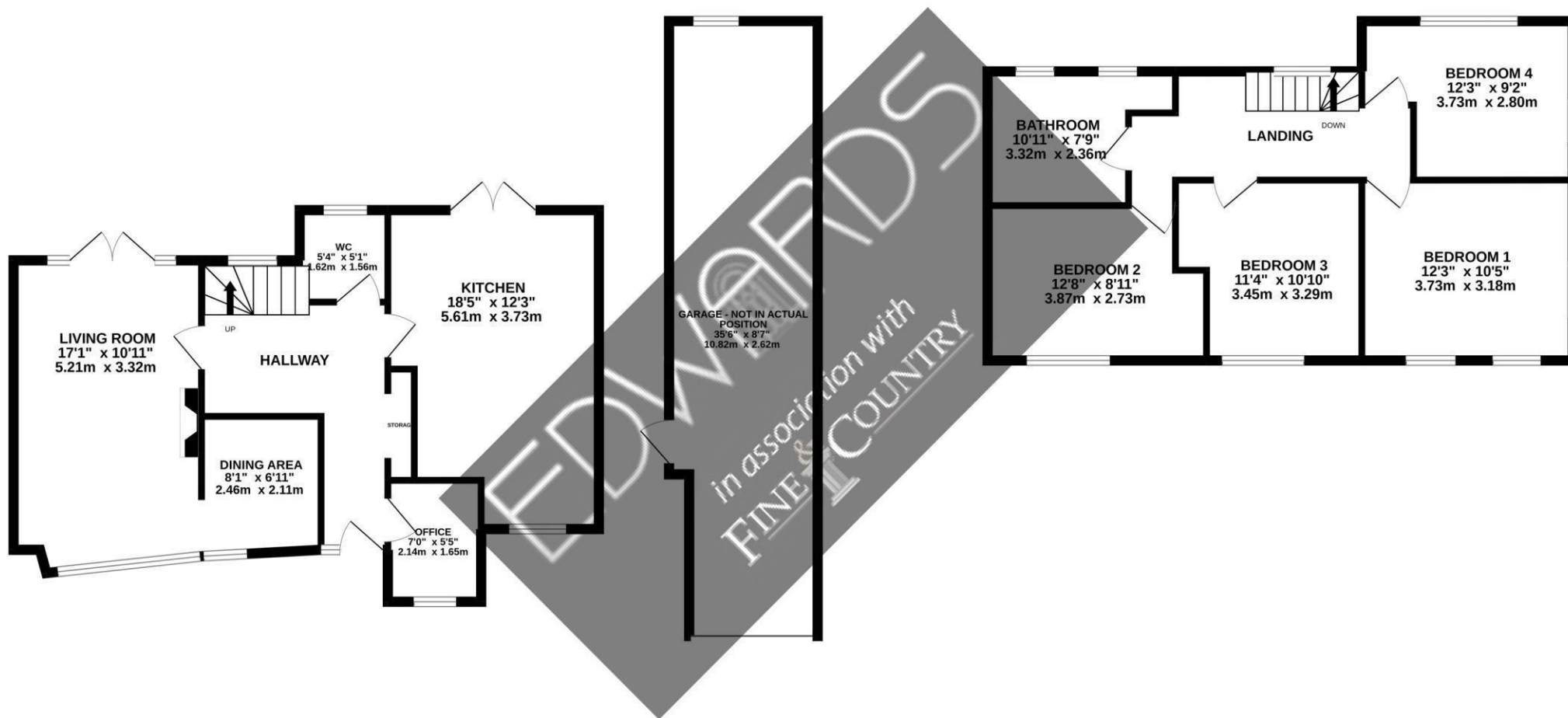
EPC Rating: D





GROUND FLOOR  
924 sq.ft. (85.9 sq.m.) approx.

FIRST FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 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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