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MONKTON CLOSE

FERNDOWN, DORSET, BH22 9LL



OFFERS IN THE REGION OF £525,000

A beautifully presented modern four bedroom detached house enjoying a highly sought-after location close to Ferndown Town Centre, local schools and shops.

You enter the house via an entrance porch and double-glazed entrance door leading you into the spacious entrance hall, off of which you can find the ground floor cloakroom with wall mounted wash hand basin and wc.

The house features a wonderful open plan living/dining room with a dual aspect to the front and rear, feature fireplace with electric fire, parquet flooring throughout, ample space for a dining table, serving hatch through to the kitchen, double glazed French doors lead in to the conservatory which is the perfect space to sit and relax and enjoy the delightful view over the rear garden, the conservatory has a Milano designer radiator so this room can be used all year round. Sliding patio doors lead out to the garden.

The kitchen has a range of white floor and wall units with contrasting work surfaces, integrated oven and grill, induction hob, wine fridge, under counter fridge and separate freezer, space for a washing machine and slim line dishwasher, window overlooks the rear garden, double glazed obscure glass side entrance door. Wooden effect flooring.

There is a generous sized, light and bright main bedroom with the benefit of built in fitted wardrobes, window to the rear aspect. Bedroom two is a large double room with window to the front aspect. Bedroom three is also a good-sized double room with window to the rear aspect and bedroom four is a large single.

The bedrooms are served by the well-appointed family bathroom, with modern, three piece white suite, concealed cistern w/c, wash hand basin, panelled bath with shower over with chrome shower head, shower screen. Full tiling to walls, white ladder style towel rail. Wood effect flooring.

Outside to the front, a double width, block paviour driveway leads up to the integral single garage, providing ample parking for numerous vehicles. The remainder of the driveway laid to gravel with well-established shrub and hedge boundary. Side gate to the right of the garage gives access to the rear garden.



The front and side of the property benefit from up/down led lighting controlled by a variable time switch and light sensor. Ring' networked front floodlight camera and front door camera provides extra security.

The fully enclosed, well maintained rear garden provides a good degree of privacy and has been designed with low maintenance in mind. Feature patio area, laid mainly to gravel/stone with brick paviour pathway surround and well-established shrubs and hedges to border. There is also a well-maintained summer house with up/down led lighting, power and outside weatherproof socket.

Single integral garage with up and over door, power and light, workbench with overhead storage.

The property also has the benefit of double glazing throughout, gas fired central heating system with Vaillant ecoTec boiler, linked smoke/CO2 alarms and a separate house security system. All rooms are wired with network cable and TV coax cable from router and TV distribution amplifier cabinet.

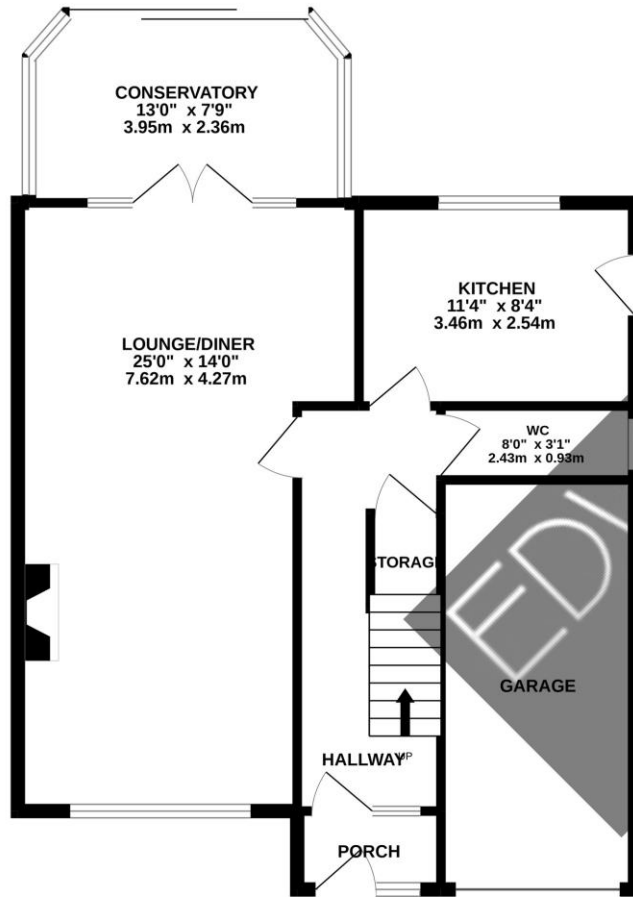
This property is conveniently located close to Ferndown centre with easy access to Wimborne and Ringwood as well as Bournemouth town centre and surrounding coastal towns. Bournemouth international airport is less than four miles away. For the keen golfer, one of Dorset's premier golf clubs is less than 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: E

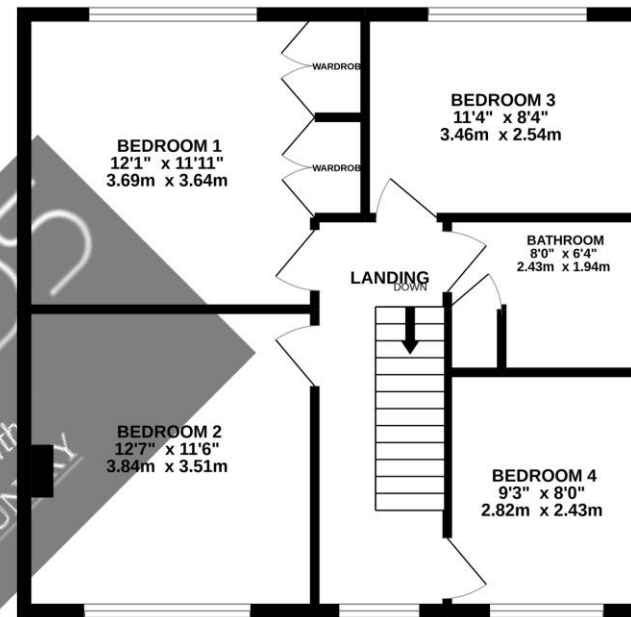
Council Tax Band: E



GROUND FLOOR
771 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1391 sq.ft. (129.3 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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