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**EDWARDS**  
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**DORMY CRESCENT**  
FERNDOWN, BH22 8FB







# OFFERS OVER £1,200,000

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This fantastic family home is impeccably presented occupying a SECLUDED PLOT measuring in excess of 0.25 of an acre. Situated on the edge of an EXCLUSIVE AND SOUGHT AFTER DEVELOPMENT approximately 300 METRES FROM FERNDOWN GOLF COURSE and 900 metres from Ferndown town centre with its excellent range of shopping, leisure and recreational facilities.

This desirable detached house has been EXTENDED and now boasts FIVE DOUBLE BEDROOMS, three shower rooms and family bathroom and stunning open plan FAMILY/KITCHEN/BREAKFAST/DINING/DAY ROOM overlooking the beautiful secluded rear garden approximately 80' and driveway and detached double garage providing off road parking for multiple vehicles.

Energy Performance Rating B  
Council Tax Band G





Creating a huge first impression, the reception hall has porcelain floor tiles with underfloor heating throughout the ground floor accommodation, and central oak and glass staircase rising to the impressive first floor galleried landing with large picture window overlooking the rear garden.

Simply stunning, the open plan family/kitchen/breakfast/dining/room enjoys a triple aspect. Beautifully finished with an extensive range of quartz worktops, upstands, centre island, plus an impressive range of integrated appliances including induction hob, pop-up extractor fan, oven plus combination oven, warming drawer, large wine fridge, dishwasher. Additionally, there is a freestanding oak topped breakfast bar and recess space for an American style fridge/freezer. With a vaulted ceiling and velux windows and doors, the dining area has uninterrupted views over the private rear garden. Complimenting the kitchen/breakfast area is a large utility room with a high vaulted ceiling with velux roof window and recess and plumbing for washing machine and tumble dryer.

Enjoying a dual aspect with bi-fold doors opening out onto the rear garden, the lounge is impressive.

Currently being used as a double bedroom, the dining room has a box bay window to the front aspect.

There is a good size office with built-in storage.

Completing the ground floor accommodation is the luxury shower room finished with a stylish suite incorporating a large shower cubicle, raindrop shower head and separate shower attachment, WC and wash hand basin with vanity storage.

The stunning master bedroom has a vaulted ceiling and triangular feature shaped window with sliding mirror fronted fitted wardrobes and dressing table. It further features a stylish ensuite shower room with luxury fittings. Generous in size, the guest bedroom has fitted wardrobes, and spacious luxury ensuite shower room. There are three further double bedrooms.

The four piece family bathroom/shower room is beautifully finished with stylish fittings.

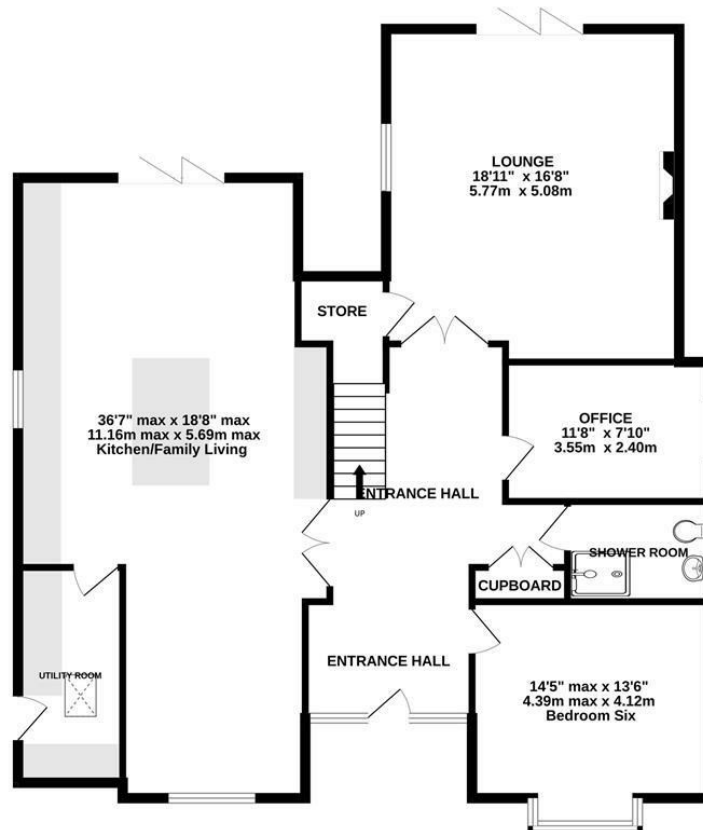
Larger than average, the rear garden is predominately laid to lawn offering an excellent degree of seclusion and is a superb feature with an overall measurement of approximately 80' x 50'. A large timber decked seating area with hot tub adjoins the rear of the property and continues round the side of the property to a side garden with attractive artificial lawn and attractive plants and shrubs. A further area of patio is located off the lounge.

At the front, there is a generous block paved driveway for multiple vehicles and a detached double garage with remote control door with power and light.

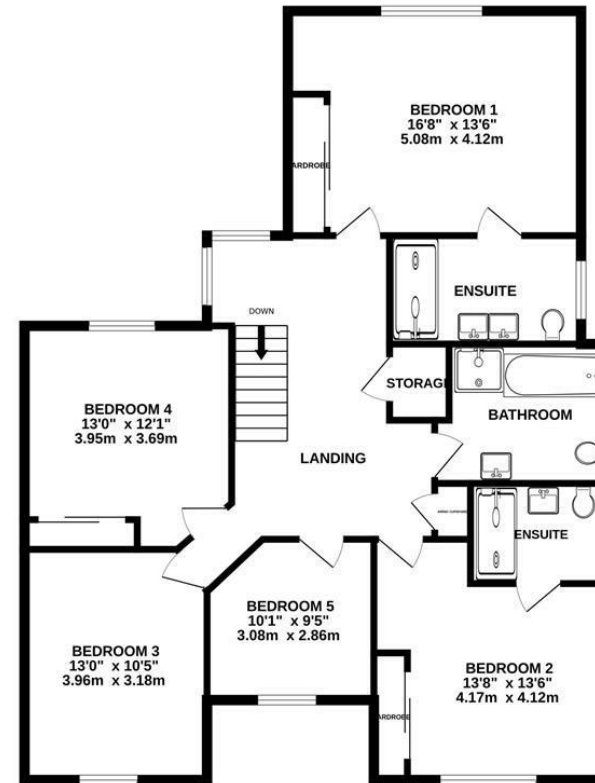
Cat 6 cabling is hardwired throughout the property for internet, tv and radio purposes.



GROUND FLOOR  
1439 sq.ft. (133.7 sq.m.) approx.



1ST FLOOR  
1139 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA : 2578 sq.ft. (239.5 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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