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DUDSBURY ROAD
FERNDOWN, BH22 8RA



GUIDE PRICE £995,000

A most impressive FOUR DOUBLE BEDROOM DETACHED FAMILY RESIDENCE, standing proudly on a GENEROUS PLOT of APPROXIMATELY A THIRD OF AN ACRE, enjoying a DESIRABLE LOCATION on one of the most PRESTIGIOUS roads within West Parley close to Ferndown town centre and its RENOWNED CHAMPIONSHIP GOLF COURSE. Substantially enlarged this generous living space comprises a spacious entrance hall, LARGE KITCHEN/DINING/FAMILY ROOM, four bathrooms, substantial driveway and detached garage.

Energy Performance Rating D
Council Tax Band G



Brick pillars and electrically operated wrought iron gates provide an impressive first impression and access onto the substantial driveway. Additionally, there is further parking behind double wooden gates down the side of the property in front of the detached garage.

An attractive brick storm porch gives access into the spacious entrance hall where there is a downstairs cloak room and stairs rising to the first floor.

There are two reception rooms. A triple aspect lounge with French doors giving views and access out to the rear garden, and generous snug/yoga room overlooking the front garden. This room would also make an ideal formal dining room or playroom.

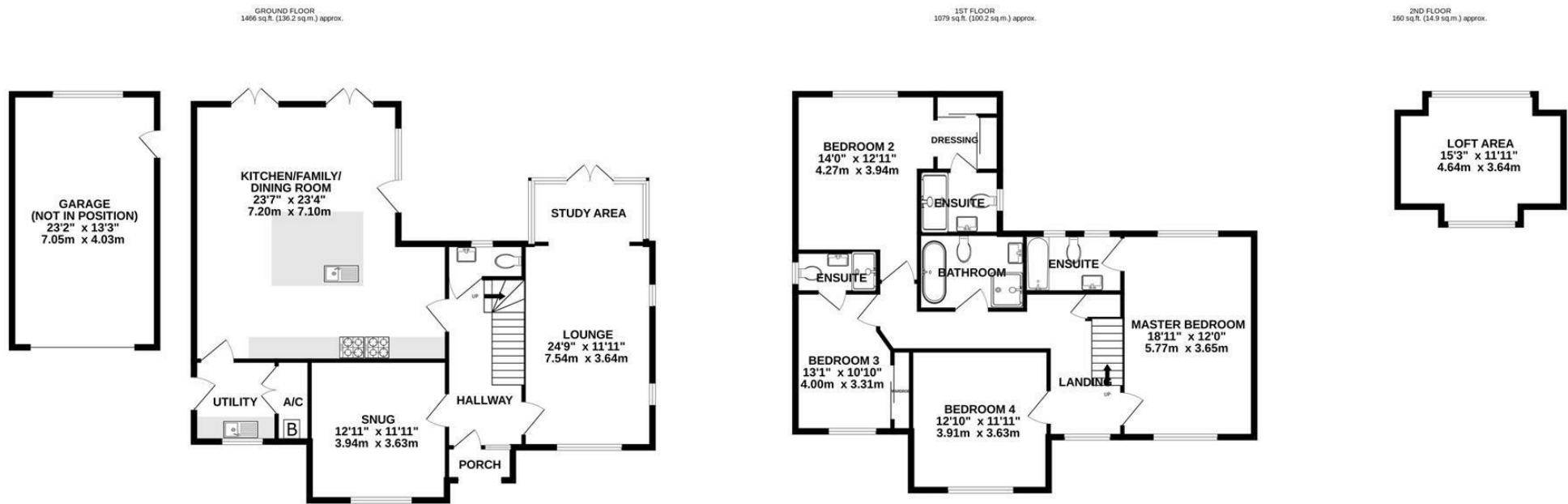
Modernised and immaculately finished, the superb kitchen/family/dining room is without doubt the real hub of this wonderful home. Boasting a large central island, polished travertine floor, dining, and TV seating area. Two sets of French doors provide access out to the rear patio making this a fantastic entertaining space. Complimenting the kitchen is a separate utility room.

Upstairs, there are four double bedrooms. The master is a large dual aspect double room benefiting from a luxury en-suite bathroom with underfloor heating. Bedrooms two and three both have en-suite shower rooms, bedroom two also features a dressing area. The fourth bedroom is serviced by a well appointed four piece family bathroom.

A pull down loft ladder on the first floor gives access to a generous boarded loft area with potential to create further accommodation (STPP).

Outside the rear garden is fully enclosed providing an excellent degree of privacy. A large patio and seating area extends across the whole rear of the property, perfect for outdoor entertaining. Steps lead down to the well kept lawn.





TOTAL FLOOR AREA : 2704 sq.ft. (251.2 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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