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**HEATH FARM WAY**  
FERNDOWN, BH22 8JR

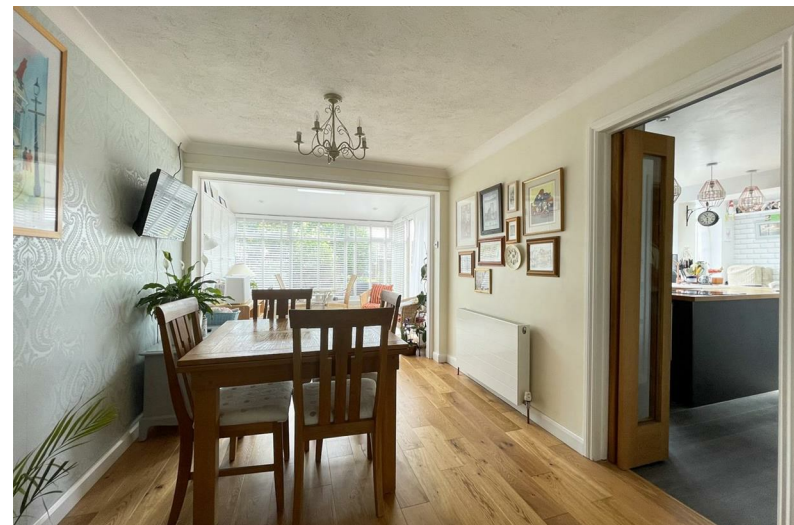


# GUIDE PRICE £530,000

A beautiful example of an IMPRESSIVELY SPACIOUS four bedroom, three reception room, two bathroom detached family house enjoying a QUIET CUL DE SAC location on this SOUGHT AFTER DEVELOPMENT in Ferndown close to local schools.

This exceptionally spacious detached family house has recently been EXTENDED AND MODERNISED to a high standard by the current owners.

Energy Performance Rating: C  
Council Tax Band: E



Upon entering the property, you are greeted by a spacious entrance hall off of which you can find a large modernised downstairs shower room.

The lounge is impressively spacious with a focal point being the attractive central fireplace, a large picture window to the front aspect ensures that this is a lovely light and bright living space.

Double doors then open into a separate dining room, which in turn flows open plan into the garden room which provides the perfect space to relax and enjoy the views over the garden.

The heart and hub of this home is the kitchen breakfast room featuring a bespoke quality fully fitted kitchen with built-in appliances. The breakfast area features a double height vaulted ceiling with two Velux ceiling windows flooding the space in natural light and double French doors invite you out to the rear garden.

Upstairs, you are greeted by a spacious first floor landing, there are four bedrooms, three of which are large double bedrooms with a good sized single fourth bedroom which could also be utilised as an ideal study/work from home office.

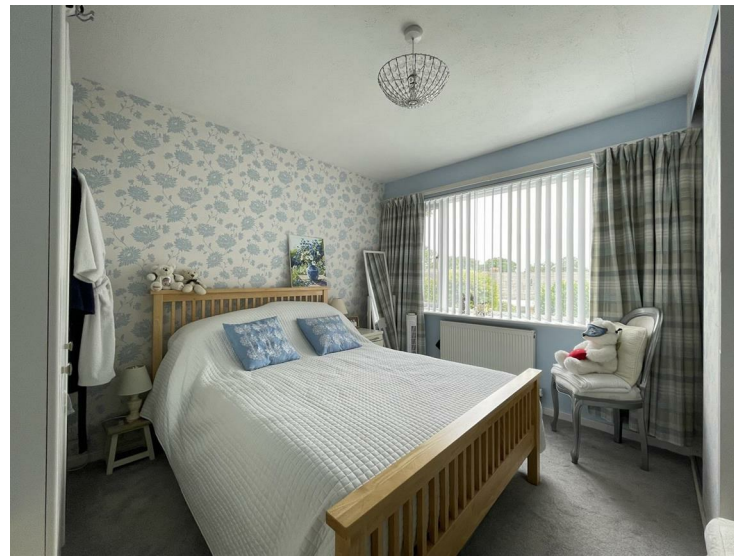
The principal bedroom enjoys the benefit of a modern fully tiled ensuite shower room. The other bedrooms are served by a stylish well-appointed fully tiled modern bathroom.

Outside the front garden has been laid to coloured gravel to provide ample off-road parking for numerous vehicles with an established hedge to the front boundary to provide some screening and privacy.

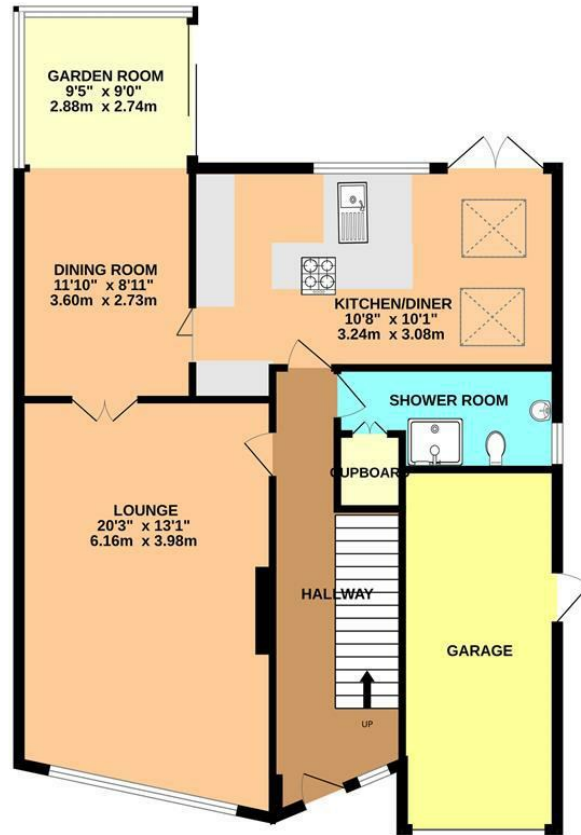
The driveway leads to an integral single garage which has a roller door and personal side door.

The rear garden is a particular feature of this house and a credit to the current owners being beautifully stocked and well maintained. Featuring extensive composite decking immediately to the rear of the house, and, a further area to the far-right hand corner, both provide the ideal space in which to sit and relax and enjoy this wonderful garden.

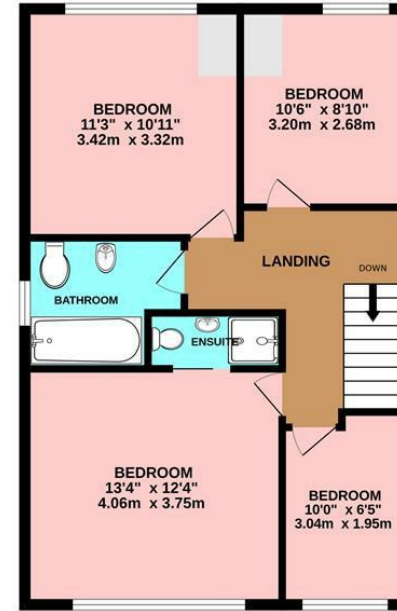
This property is conveniently located close to Ferndown centre with easy access to Wimborne and Ringwood as well as Bournemouth town centre and surrounding coastal towns. Bournemouth international airport is less than four miles away. For the keen golfer, one of Dorset's premier golf clubs is less than half a mile away. Ferndown town centre offers a variety of shops including large supermarkets, theatre/social centre, sports centre and other recreational facilities.



GROUND FLOOR  
978 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1586 sq.ft. (147.3 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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