



EDWARDS  
ESTATE AGENTS

MATLOCK ROAD  
FERNDOWN, BH22 8QT







# OFFERS OVER £525,000

A substantial EXTENDED detached family house enjoying a highly SOUGHT AFTER LOCATION. Exceptionally SPACIOUS well planned accommodation features a fantastic 28ft kitchen/diner over looking the rear garden, ensuite shower room to main bedroom, three further double bedrooms, family bathroom and downstairs cloakroom/utility. VIEWINGS FROM 22 APRIL 2025.

An impressively spacious and substantially extended detached family house enjoying a highly sought-after location on the popular Dare development near to local amenities, schools and recreational areas.

Upon entering the house you are greeted by a spacious entrance hall way with exposed timber floorboards. Off the entrance hall you can find a large downstairs cloakroom which also doubles up as a utility room. Within this room there is a brand new wall mounted Worcester Combination Boiler fitted in 2023.

A very spacious lounge features an attractive brick lined recessed fireplace and a large picture window to the front elevation. Double doors flow through to the stunning kitchen diner which runs full length across the back of the house, providing views and double French door access out to the rear garden.

The dining area provides plenty of space for a large dining room table and chairs and the well appointed modern kitchen includes two built in high-level Neff ovens, ceramic hob with a feature, stainless steel cooker hood over. The kitchen area is finished with a tiled floor with underfloor electric heating.

Upstairs you can find an impressively spacious first floor landing which provides a useful study area.

The main bedroom features a large walk-in wardrobe and luxurious ensuite shower room. There are three further good sized double bedrooms that are served by the well appointed family bathroom which features a bath and separate shower cubicle.

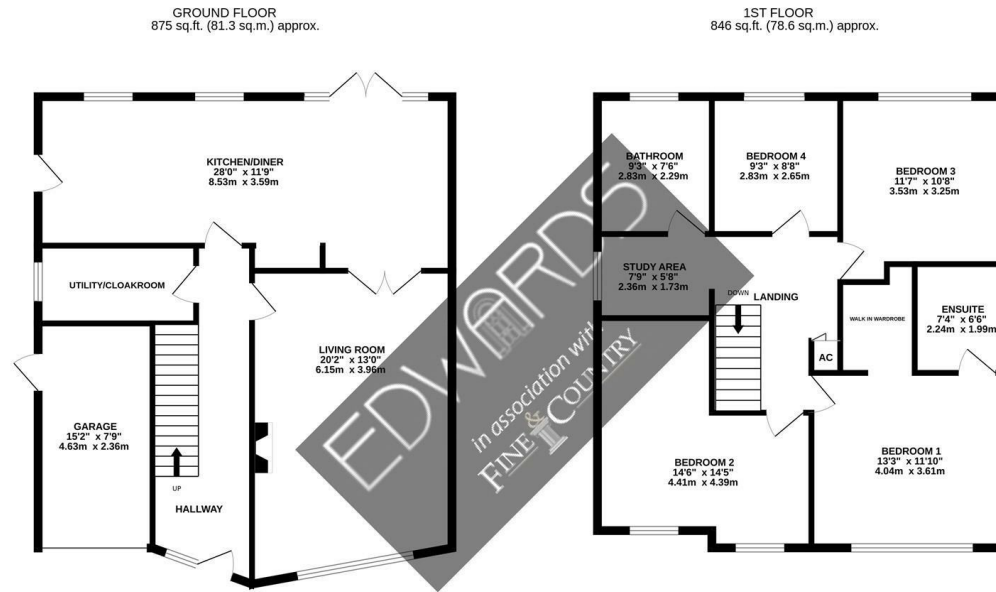
Outside the front of the property has been laid mainly to gravel hard-standing to provide off-road parking for a number of vehicles and leads up to the integral single garage which has power, light and a personal side door.

The rear garden is a particular feature of the property being of a generous size enjoying a good degree of privacy with a large paved patio area immediately adjacent to rear of the house. The remainder is laid to lawn and fully enclosed.

Agent Note: The property has recently had a new Worcester Combination Boiler installed.

Energy Performance Rating C  
Council Tax Band E





TOTAL FLOOR AREA: 1721 sq.ft. (159.9 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.

Made with Metropix ©2023

## Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardestates.com](http://www.edwardestates.com)  
01202 855595

EDWARDS  
E S T A T E A G E N T S

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.