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MOUNTBATTEN DRIVE  
FERNDOWN, BH22 9EL



# GUIDE PRICE £475,000

This RECENTLY RENOVATED four-bedroom DETACHED HOUSE boasts a SPACIOUS DRIVEWAY, a through garage, and additional parking, all complemented by a large front lawn that enhances its curb appeal. With NO FORWARD CHAIN, this home is ready for immediate occupancy.

Upon entering, you will find two well-proportioned reception rooms, including a substantial lounge that features French doors and a window overlooking the beautifully maintained rear garden. The ground floor also includes a recently updated kitchen, adorned with sleek white gloss units and a convenient side door that leads to a side patio and the rear garden. A dining room and a downstairs cloakroom add to the practicality of this delightful home.

The first floor comprises four bedrooms, two of which are generous doubles. The main bedroom is particularly impressive, featuring built-in wardrobes and a corner sink, while the second bedroom also benefits from built-in storage. Bedrooms three and four are both ample singles, ensuring plenty of space for family or guests. These bedrooms are serviced by a well-appointed modern three-piece family bathroom.

The rear garden is a true highlight, offering an expansive patio area perfect for outdoor entertaining, with the remainder laid to lawn and surrounded by high-level timber fencing, providing privacy and a safe space for children to play.

Situated within walking distance of local schools and the town centre, with the added benefit of a nature reserve nearby, this property is ideal for families seeking a peaceful yet convenient lifestyle. This beautifully presented home is a must-see for anyone looking to settle in a desirable area of Ferndown.

## Additional Information

Energy Performance Rating: C

Council Tax Band: E

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & through garage

Utilities: Mains electricity, mains gas, mains water

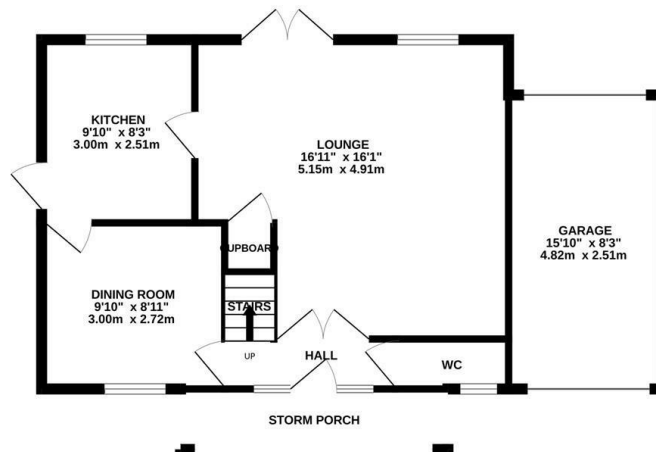
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

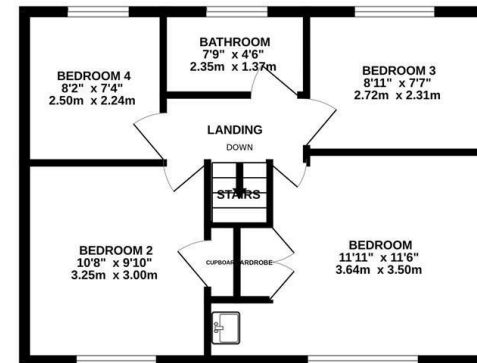
Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.3 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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## Ferndown Office

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