

EDWARDS  
ESTATE AGENTS

EGDON CLOSE  
FERNDOWN, BH22 8LF



BOOKS ON SHELF:  
PANAMA ALI COOKER COOK BOOK  
MAY BERRY  
COOKERY BOOK  
The Cookery Year  
Other cookbooks and magazines

# GUIDE PRICE £550,000

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- NO FORWARD CHAIN
- DETACHED 4 BEDROOM FAMILY HOME
- DELIGHTFUL OUTLOOK
- LOUNGE & SEPARATE DINING ROOM
- MODERN FITTED KITCHEN WITH ADJOINING UTILITY
- FAMILY BATHROOM & MASTER ENSUITE
- ATTACHED GARAGE & AMPLE OFF ROAD PARKING
- SECLUDED & PRIVATE REAR GARDEN
- QUIET LOCATION OFF PRIVATE DRIVEWAY
- EASY REACH OF LOCAL AMENITIES

This lovely family home is located off a private driveway on the popular Camellias development – a quiet spot, yet within easy reach of local amenities, well regarded schools and main road links.

There is ample off road parking to the front of the property as well as access to the attached single garage. The enclosed entrance porch leads to the hallway with stairs rising to the first floor and a useful understairs cupboard. The well proportioned sitting room has a feature fireplace and bay window with delightful views of neighbouring woodland, whilst the dining room has French doors opening to the neatly landscaped rear garden. The kitchen is fitted with a generous range of base and wall units and integrated appliances with open access to the adjoining utility area with space for washing machine and tumble dryer. A side porch has doors to front and rear.

On the first floor, the master bedroom has the benefit of an adjoining ensuite shower room and the three remaining bedrooms are served by a stylishly appointed family bathroom.



Outside, the rear garden is a notable feature with established planting, lawned area and patio immediately to the rear of the house providing an ideal spot for entertaining and relaxation with delightful meadowland views beyond.

#### 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 & garage

Rights & Informal Arrangements: Shared cost of a jointly used road

Utilities: Mains electricity, mains gas, mains water

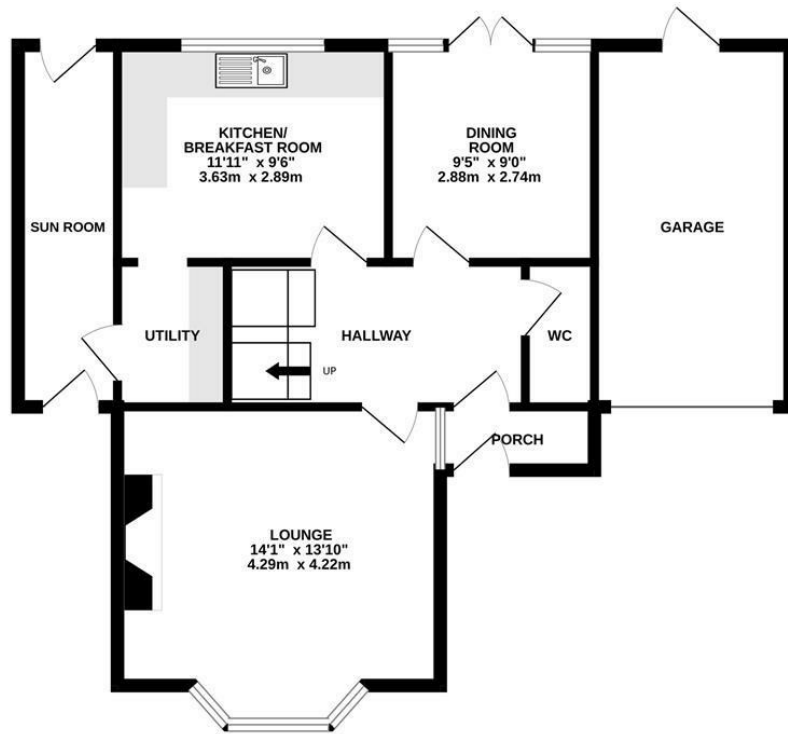
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

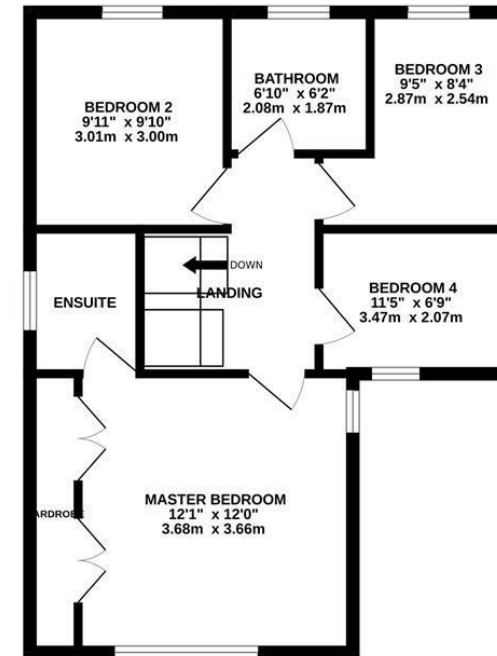
Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



EGDON CLOSE, FERNDOWN, DORSET, BH22 8LF

TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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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Ferndown Office

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