



EDWARDS
ESTATE AGENTS

MARTINS DRIVE

FERNDOWN, BH22 9SG



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ESTATE SERVICES

GUIDE PRICE £625,000

- DETACHED CHALET
- 4 DOUBLE BEDROOMS
- KITCHEN/DINER
- SEPARATE SITTING ROOM
- BATHROOM & SHOWER ROOM
- DETACHED GARAGE
- AMPLE OFF ROAD PARKING
- GENEROUS PLOT WITH DELIGHTFUL REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRIVATELY OWNED SOLAR PANELS GENERATING GOOD INCOME

This detached chalet sits on a generous plot, quietly located and close to nearby walks yet just a short drive to Ferndown town centre and main road links.

Presented in excellent order throughout accommodation is spacious and versatile including two double bedrooms, shower room and separate WC on the ground floor, as well as a stylishly appointed, re-modelled kitchen/dining room with French doors leading to the rear garden and a separate sitting room overlooking the front of the property.

From the welcoming entrance hallway, stairs rise to the part galleried landing and two further double bedrooms as well as a family bathroom.

Outside there is ample off road parking to the neatly landscaped frontage along with access to a detached garage with up and over door.

The rear garden is a particular feature of this lovely home. Extending to approximately 150 ft it



offers an abundance of beautifully landscaped and well stocked flower beds and shrubberies interspersed with lawns, with privacy fencing to side boundaries and a mature wooded backdrop beyond the rear boundary. A large patio spans the rear of the house itself providing excellent social space and a second patio with pergola is an ideal shady spot away from the house to enjoy the tranquil surroundings! There is also a garden shed providing useful storage.

A further benefit includes owned solar panels which generate a good income.

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

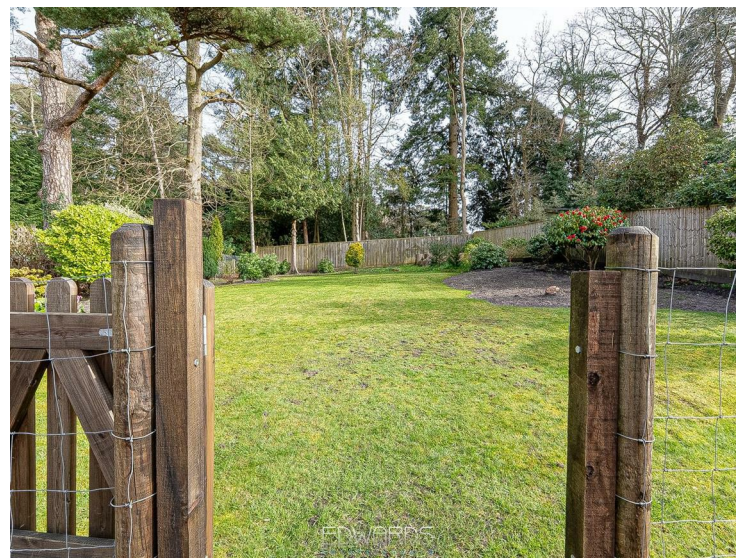
Parking: Private driveway & detached garage

Utilities: Mains electricity, mains gas, mains water and owned Solar panels

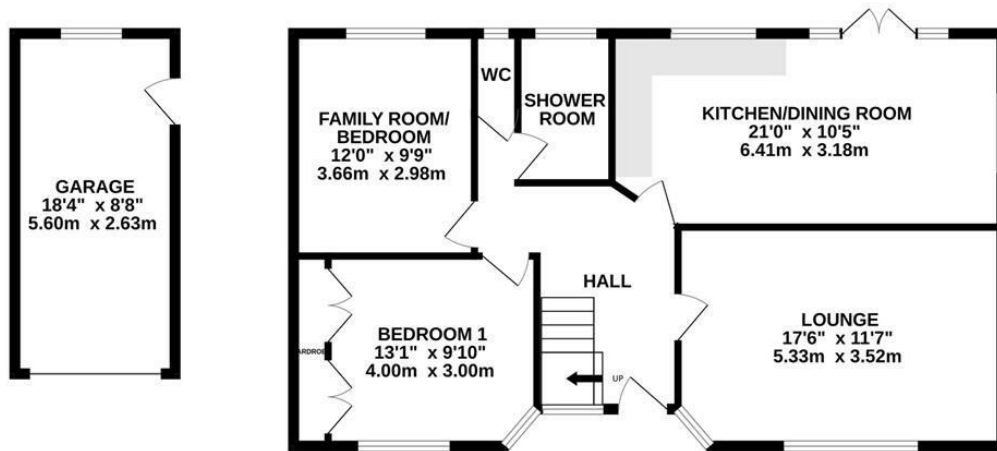
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

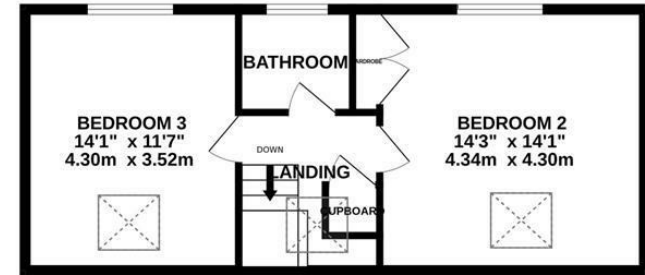
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
991 sq.ft. (92.0 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1462 sq.ft. (135.8 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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