



EDWARDS
ESTATE AGENTS

HEATHFIELD ROAD
FERNDOWN, BH22 0DE



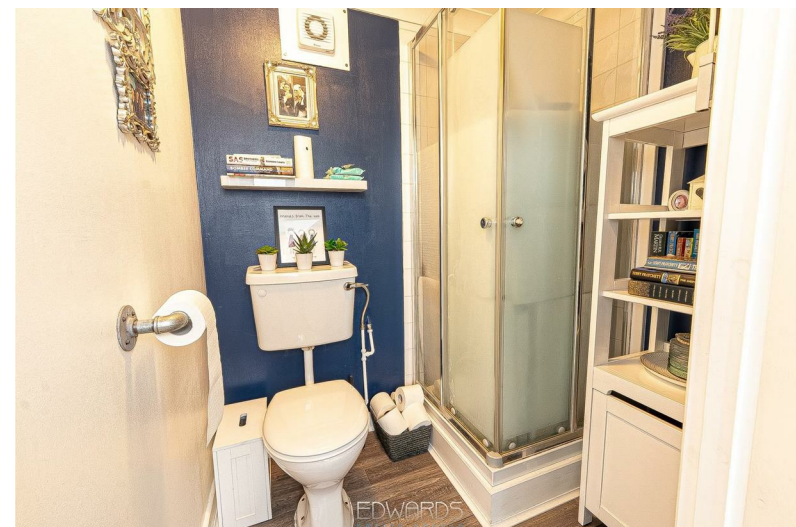
GUIDE PRICE £365,000

- LINK DETACHED HOME
- QUIET CUL DE SAC LOCATION
- 3 BEDROOMS
- GENEROUS KITCHEN/DINER
- SEPARATE UTILITY
- BATHROOM & DOWNSTAIRS SHOWER ROOM
- GARAGE
- ENCLOSED REAR GARDEN
- DOG WALKS & BRIDLE PATHS
- ACCESSIBLE COMMUTER RUTES

Upon entering, you are welcomed into a formal lounge that provides a warm and inviting space for relaxation. At the rear of the house, the generous kitchen/diner is perfect for family meals and entertaining, complemented by a separate utility room. A convenient downstairs shower room adds to the home's functionality, while an internal door leads to the garage, which is equipped with power and light, featuring an up-and-over door for easy access.

The rear garden is fully enclosed with high-level timber fencing, offering a private sanctuary for outdoor enjoyment. It boasts a well-maintained patio and lawn area, ideal for summer gatherings or quiet evenings.

On the first floor, you will find a well-appointed three-piece family bathroom, complete with a shower over the bath. The accommodation includes two spacious double



bedrooms, both fitted with wardrobes, providing ample storage. The third bedroom is a comfortable single, also featuring a fitted wardrobe.

The property benefits from a driveway that accommodates two to three vehicles, ensuring convenience for family and guests alike. This home is a wonderful opportunity for those seeking a peaceful yet accessible location in West Moors, perfect for family living.

Additional Information

Energy Performance Rating: D

Council Tax Band: D

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

Utilities: Mains electricity, mains gas, mains water

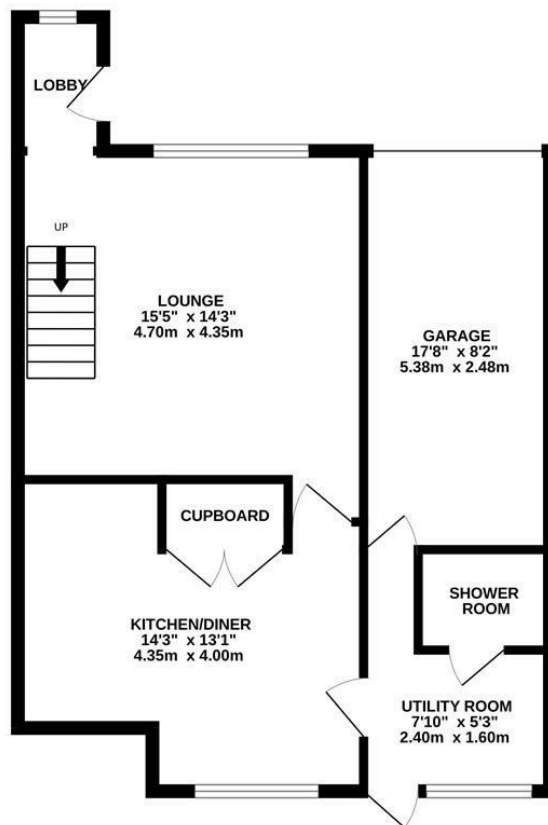
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

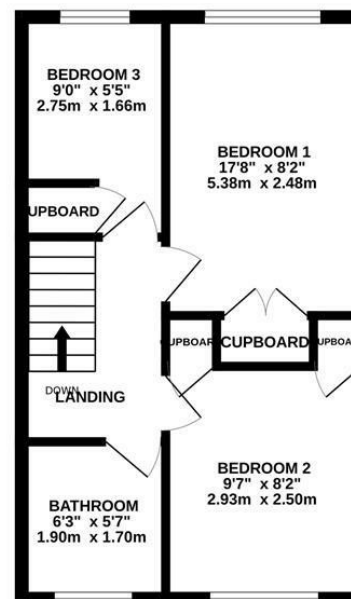
Mobile Signal: Refer to Ofcom website



GROUND FLOOR



1ST FLOOR



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 ©2020

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.

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595