



EDWARDS
ESTATE AGENTS

GLENWOOD ROAD
FERNDOWN, BH22 0ER



GUIDE PRICE £750,000

- 4 BEDROOM DETACHED CHALET
- GENEROUS PLOT
- STYLISHY APPOINTED KITCHEN/DINER
- BATHROOM AND MASTER ENSUITE
- MASTER SUITE WITH ROOFTOP TERRACE
- GARDEN ROOM
- OFFERING PRIVACY & SECLUSION
- SECLUDED REAR GARDEN WITH HOBBIES ROOM/HOME OFFICE
- GATED ACCESS WITH AMPLE OFF ROAD PARKING
- STORE AND WORKSHOP

This four bedroom family home is set on a generous plot in popular West Moors. With electric gated access and a mature wooded backdrop, privacy and seclusion is guaranteed!

The property is immaculately presented throughout and provides well proportioned and versatile accommodation. On the ground floor, the principal rooms are the generously sized lounge with French doors opening to the rear decked terrace and the stylishly appointed kitchen/dining room – a light and airy room with feature vaulted ceiling – fitted with contemporary units and tiled flooring throughout and direct access to the rear terrace and garden. The inner hallway is laid with quality hard flooring and the feature curved walls create a good flow through the property. There are two double bedrooms and one single on the ground floor and these are served by a modern bathroom with free standing bath, WC, wash hand basin and separate shower cubicle.

The master suite occupies the first floor – a particular feature with walk-in wardrobe, ensuite shower room and French doors opening to a delightful rooftop terrace overlooking the rear garden.

Outside there is ample parking to the front of the property surrounded by established planting. A



pedestrian gate gives access alongside the property where there is a useful store and workshop, leading through to the rear garden which is laid primarily to lawn with established border planting and to the rear of the plot there is a quality garden room – ideal for use as a hobbies room or home office with door leading out to a secluded paved patio, perfect social space or for quiet relaxation surrounded by boundary privacy fencing and woodland beyond.

Additional Information

Energy Performance Rating: D

Council Tax Band: F

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: Yes

Parking: Private driveway with gated parking

Utilities: Mains electricity, mains gas, mains water

Heating: Gas

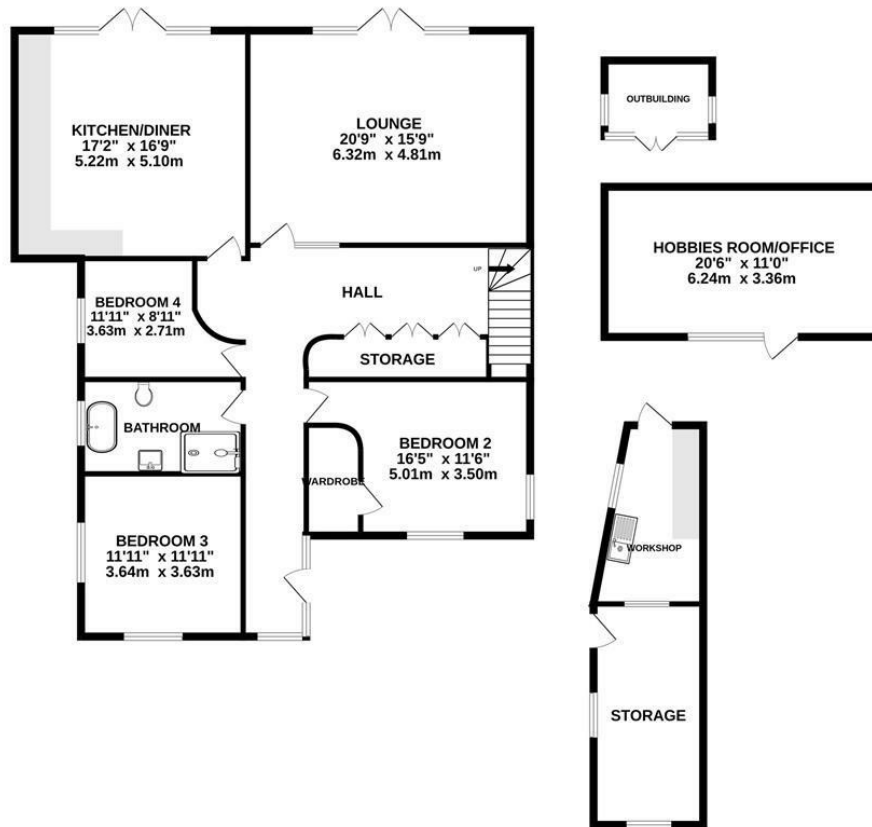
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

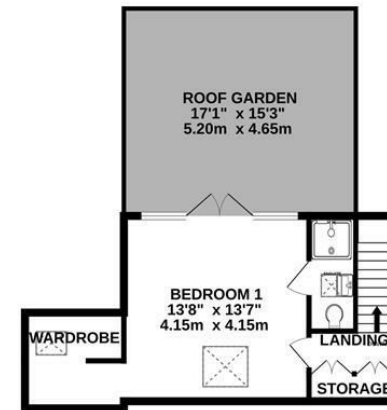
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1917 sq.ft. (178.1 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 2244 sq.ft. (208.5 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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An aerial photograph of a large, lush green garden. In the foreground, there is a large lawn with a stone path leading to a paved deck area. On the deck, there is a table and chairs, and a person is standing. To the left of the lawn is a light green shed. In the background, there is a large house with a grey roof and a white facade. The garden is filled with various trees, shrubs, and flowers. The overall scene is bright and sunny.

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Ferndown Office

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