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HADRIAN CLOSE

FERNDOWN, BH22 8RQ

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GUIDE PRICE £825,000

- Plot of just over 0.25 acre
- Large rear extension
- Quiet cul de sac
- Open plan kitchen/dining/family room
- Oversized utility room
- Large lounge with wood burner
- 4 bedrooms & bathrooms
- Large, private rear garden
- Cabin/summer house & bar
- Block paved driveway

This exceptional home has doubled in size since the current owners purchased in 2020, with the addition of a large rear extension and first floor accommodation. Newly fitted since then throughout, the property is beautifully finished and offers incredibly spacious, versatile accommodation and underfloor heating to the kitchen, utility and dining room.

The property is located in well regarded West Parley, within a quiet cul de sac, and on a plot of just over 0.25 acre. The vast frontage offers a block paved driveway, with a raised tiled access to the front door.

You are welcomed into a spacious hallway, with two storage cupboards and stairs to the first floor. There is a large fully tiled wet room, with a WC and hand wash basin. There are two double bedrooms on the ground floor, one of which offers an ensuite shower room, also fully tiled with WC and hand wash basin. A notable feature is the incredible open plan kitchen/dining/family room, which certainly offers the wow factor for size, light and specification! The large island offers a social space to relax with friends and family, all appliances are integrated, and the dining area brings the outside in with patio doors to the garden, as well as a lantern skylight above. There is an opening into the large lounge, which is also lovely and light with four windows, while cosy with a wood burner for the winter months. Also, off the kitchen, is an oversized utility, with space for a washing machine and tumble dryer, as well as plenty of space to dry washing naturally/keep animals.

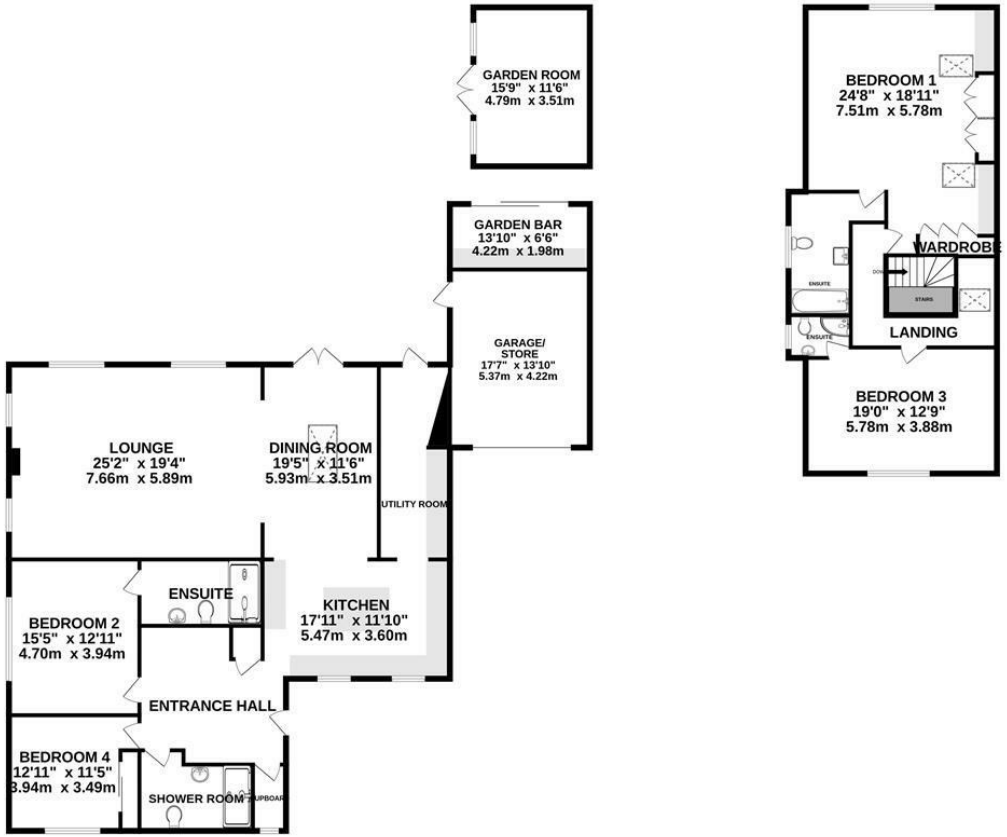
Upstairs, the landing also offers plenty of space and light, as well as storage. There are two spacious double bedrooms on the first floor, both of which are ensuite (one with a shower, the other with a bath) and plenty of fitted storage.

The rear garden offers privacy, a large lawn, mature planting, generous tiled entertaining area, cabin/summer house, and garden kitchen! There is also access from both the front and rear into the garage/storeroom, which is positioned to the side of the property.

Additional Information
Energy Performance Rating: C
Council Tax Band: E
Tenure: Freehold
Accessibility / Adaptations: Fully tiled wet room
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/storeroom & EV charging
Utilities: Mains electricity, mains gas, mains water
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website

GROUND FLOOR
2276 sq.ft. (211.4 sq.m.) approx.

1ST FLOOR
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 3138 sq.ft. (291.5 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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