



EDWARDS
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BADGERS WALK
FERNDOWN, BH22 9QF

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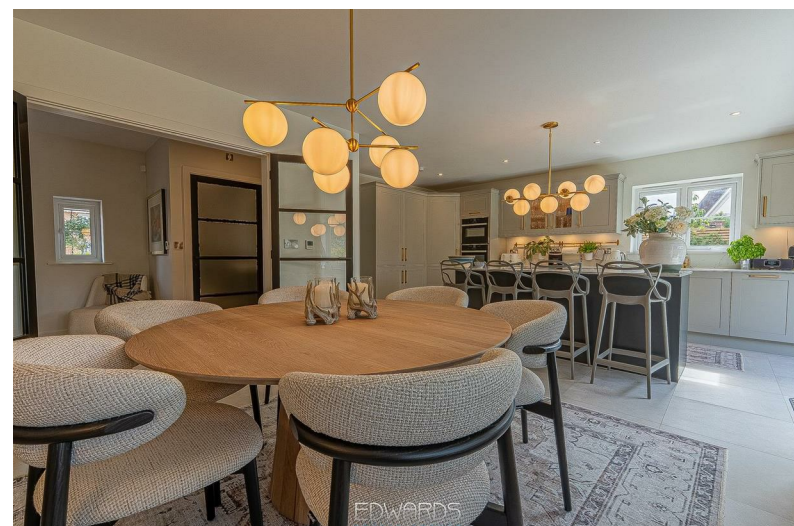
GUIDE PRICE £1,249,950

- Remainder of the Buildings Warraty
- Detached 4 bedroom executive style home
- Superbly presented throughout
- Stylish kitchen/dining room
- Dual aspect sitting room
- Snug
- Utility Room
- Family bathroom & master ensuite
- Garden kitchen/living space
- Beautifully landscaped private rear garden with wooded backdrop

This stunning executive style family home is superbly presented throughout, offering four double bedrooms, two ensuite and a family bathroom on the first floor and thoughtfully designed living space on the ground floor including a generously sized kitchen/dining room, dual aspect sitting room and snug – all of which have bi-fold doors opening to the beautifully landscaped rear garden. There is also a cloakroom off the spacious entrance hallway and a separate utility accessed from the kitchen.

The stylishly designed kitchen has a generous range of fitted cupboards and appliances as well as an island breakfast unit and ample space for dining table and chairs. The dual aspect sitting room has a feature fireplace and the snug is ideal quiet space or second reception.

On the first floor, the master and guest room each have fitted generous storage space and an adjoining ensuite, whilst bedrooms three and four are served by a fully tiled bathroom with bath and shower.



With quality finishes throughout and well proportioned rooms, this superb home offers space and versatility.

Outside there is a double attached garage with ample off road parking to the front of the property. The rear garden is a particular feature – well stocked and beautifully landscaped with an eye catching detached garden kitchen/living area which offers outstanding entertaining space for family and guests! The wooded backdrop ensures a good degree of privacy and seclusion.

Additional Information

Energy Performance Rating: B

Council Tax Band: G

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 & double garage

Utilities: Mains electricity, mains gas, mains water

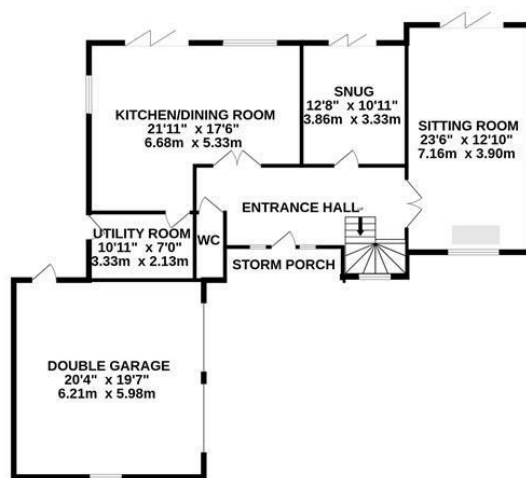
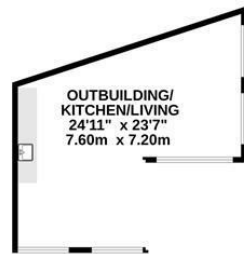
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

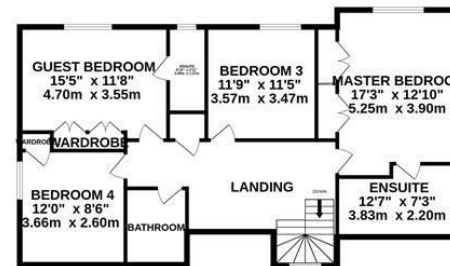
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1902 sq.ft. (176.7 sq.m.) approx.



1ST FLOOR
1077 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA : 2978 sq.ft. (276.7 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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