



Dudsbury Crescent, Ferndown  
Dorset BH22 8JF

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## FREEHOLD PRICE £865,000

A beautifully finished and deceptively spacious five bedroom, three bathroom modern detached family home, with a 220ft private rear garden, double garage and generous off-road parking. Enjoying an extremely large and private plot measuring approx. 0.4 of an acre, whilst situated in a highly desirable and convenient town centre location.

This stunning family home was constructed circa 9 years ago and was designed to offer light and spacious accommodation. This is immediately noticeable on entering the property as you are greeted with an impressive reception hall with a marble effect polished porcelain tiled floor which benefits from underfloor heating. The underfloor heating runs throughout the ground floor accommodation. From the hallway two sets of double internal doors lead into a large lounge and also into a stunning kitchen/breakfast room/dining room which allows for the whole ground floor to be opened up, ideal for entertaining. The hub of this fantastic family home is a magnificent 31ft triple aspect kitchen/breakfast room/dining room. The beautifully finished Leicht Kitchen fitted by Kitchen Elegance has polished stone work surfaces and upstands, with a stainless steel 1 ½ bowl sink unit and an excellent range of Neff integrated appliances to include a five ring gas hob with extractor canopy above, double oven with microwave, fridge, freezer and a dishwasher. There is also a solid wood oval breakfast bar. The marble effect polished porcelain tiled floor continues through into the dining area, which enjoys glorious views over the large and private rear garden and has double glazed French doors leading out to the patio area. In addition to the kitchen there is also a large utility room. The lounge is an impressive reception room which enjoys a dual aspect and has a bright and sunny feel due to a large double glazed bay window overlooking the front of the property. An attractive focal point of the room is a recessed living flame, log effect contemporary gas fire. Also on the ground floor there is a spacious and versatile family room and a ground floor cloakroom.

From the hallway a beautiful oak staircase gives access to a particularly large first floor landing which also offers a fantastic feeling of space and gives an impressive entrance to the first floor accommodation. The light and airy master bedroom has a large double glazed bay window to the front aspect, a walk in wardrobe and a luxuriously appointed en-suite bathroom/shower room. The bathroom/shower room is fitted with a high quality Villeroy & Boch suite to incorporate an oversized panelled bath with mixer taps and separate shower hose, double Merlyn shower unit, floating wash hand basin, low level WC with concealed cistern, heated towel rail and fully tiled walls and flooring. The guest bedroom has a well-proportioned en-suite shower room finished in a Villeroy & Boch suite, incorporating a double shower cubicle, floating wash hand basin, low level WC with concealed cistern, heated towel rail and fully tiled walls and flooring. The other three bedrooms are served by the main family bathroom/shower room which has been sumptuously appointed in a Villeroy & Boch suite, incorporating an oversized bath with mixer taps and shower hose, separate Quadrant shower unit, floating wash hand basin, low level WC with a concealed cistern, heated towel rail with fully tiled walls and flooring.

The rear garden is without doubt a superb feature of the property as it measures approximately 220ft x 55ft, is fully enclosed and offers an excellent degree of seclusion. Adjoining the rear of the property there is an Indian stone paved patio area, with the first section of the garden predominantly laid to lawn. The far section of the garden has a number of pine trees providing a fantastic wooded backdrop and an ideal space for children to explore or adults to relax and unwind. The garden is fully enclosed by mature shrubs, fencing and Rhododendrons.

Twin pillars give access to a front block paved driveway which provides generous off-road parking for several vehicles and in turn leads up to a double garage. The double garage measures 19ft 5in x 19ft 3in, has an metal up and over door with remote control, two windows and a rear personal door.

Further benefits include double glazing, UPVC fascia's and soffits, a security alarm and gas fired central heating system with gas fired underfloor heating throughout the ground floor accommodation.

Ferndown's town centre is located approximately 850 metres away and offers an excellent range of shopping, leisure and recreational facilities. Ferndown also offers a championship golf course on Golf Links Road approximately 500 metres away.

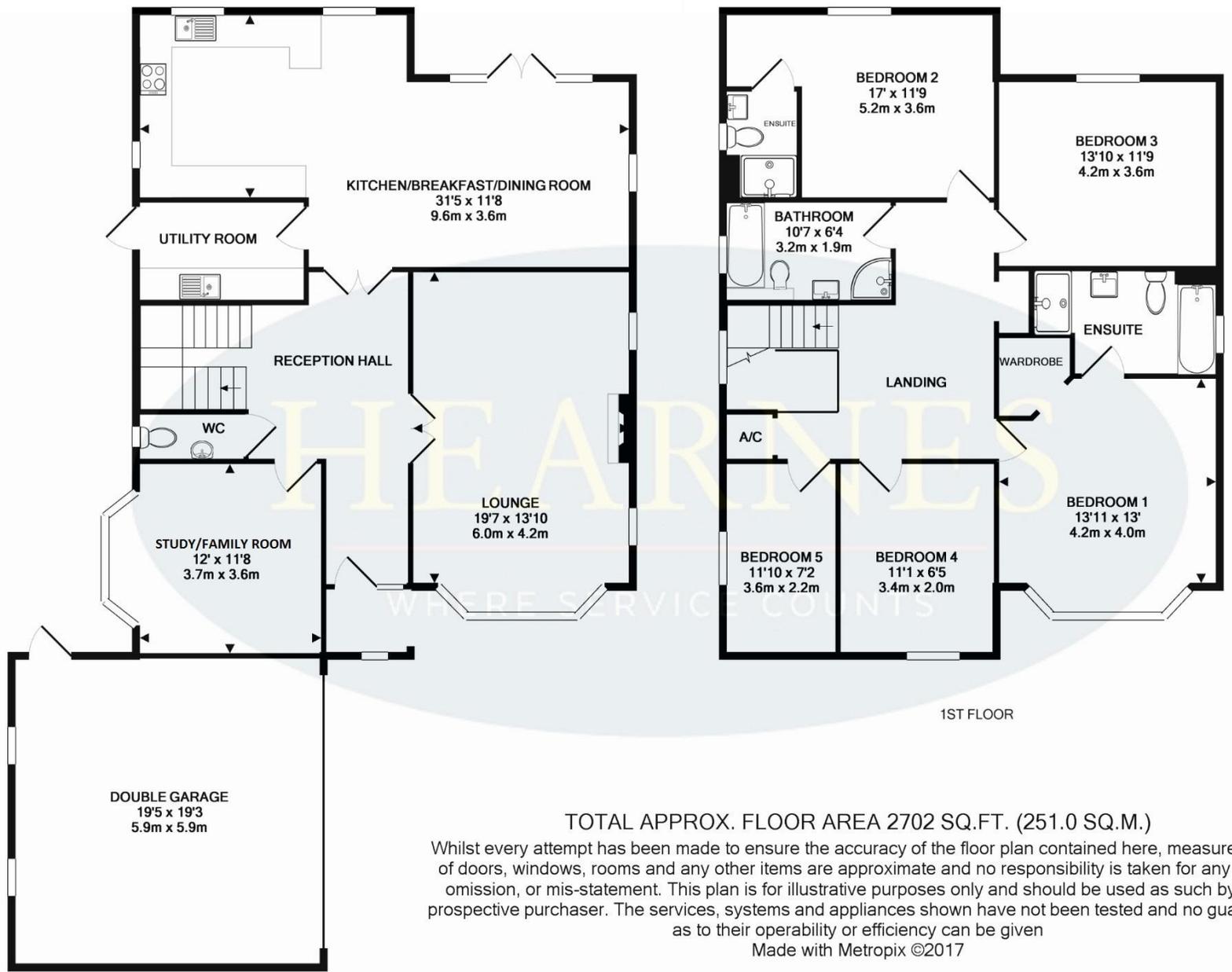
**COUNCIL TAX BAND: G**

**EPC RATING: C**

**AGENTS NOTE:** The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







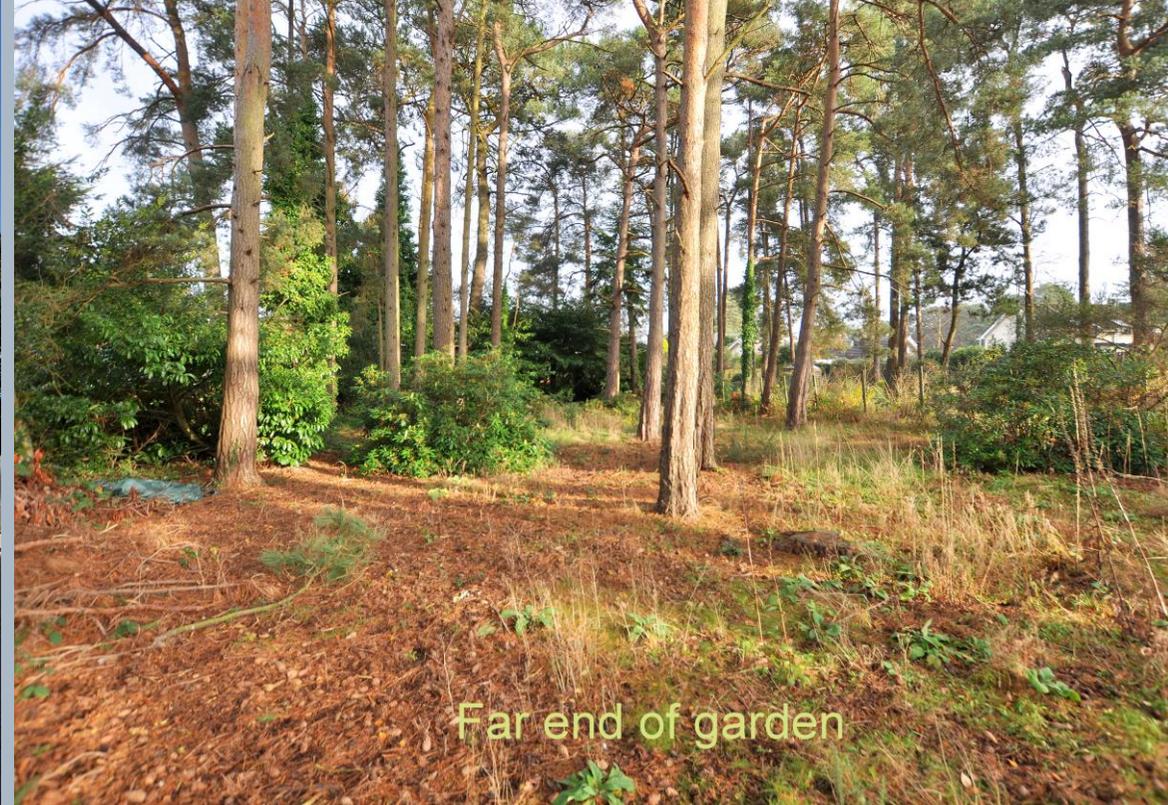
TOTAL APPROX. FLOOR AREA 2702 SQ.FT. (251.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR





Far end of garden

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