



HEARNES

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**Badgers Walk, Ferndown
Dorset BH22 9QF**

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FREEHOLD PRICE £700,000

Constructed in 1997, we are delighted to offer this attractive and delightfully spacious four double bedroom, three bathroom, three reception room, detached family home with a detached double garage, sitting beautifully on a westerly facing plot with a generous size rear garden and ample off-road parking for several vehicles.

The position of this exceptional family home is a particular feature, situated in a peaceful prestigious road, with easy access to local amenities. On entering the property, the sense of space is immediately noticeable as you are greeted with a large reception hall which gives access through to the light and spacious ground floor accommodation. The 25ft x 11ft dual aspect lounge has double glazed patio doors leading out to the rear garden, a coal effect gas fire with an attractive surround and marble hearth creating a beautiful focal point of the room. The kitchen/breakfast room enjoys plenty of natural light from two double glazed windows and is superbly fitted with integrated appliances. These include a Hotpoint 5 channel gas hob, Hotpoint waist- height double oven, Neff dishwasher, Candy fridge/freezer and an Elica sleek extractor. The kitchen is tiled throughout with LED lighting underneath all wall mounted cupboards. The good sized utility room is located next to the kitchen, with further fitted cupboards, space for a washing machine and a side door giving access to the garden and double garage. The dining room enjoys westerly views over the rear garden and provides enough space to seat at least ten people. The study could be used as a second lounge and has been laid with wooden flooring. Also on the ground floor is a spacious cloakroom.

There is an impressive 16ft x 14ft master bedroom with fitted wardrobes, as well as a good sized en-suite shower room finished with style and class in mind, incorporating a shower cubicle, toilet and wash hand basin. Bedroom two has a fitted double wardrobe and an en-suite shower room finished in a white suite, incorporating a shower cubicle, toilet and wash hand basin. Bedrooms three and four are also double rooms and have the use of the family bathroom which incorporates a bath with shower over, toilet and wash hand basin with partly tiled walls and fully tiled flooring.

The 80ft x 40ft rear garden enjoys a westerly facing aspect is fully enclosed and offers an excellent degree of seclusion. Adjacent to the rear of the property there is a patio area with the remainder of the garden mainly laid to lawn and surrounded by well-stocked shrub borders and flower beds.

A front block paved driveway provides generous off road parking for several vehicles and provides a grand approach to the property, leading up to a detached double garage which has light, power and two up and over doors.

Further benefits include a gas fired central heating system, cavity wall insulation, double glazing and a security alarm.

The property is located less than 1 mile away from Ferndown's town centre which offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a Championship Golf Course on located Golf Links Road.

COUNCIL TAX BAND: G

EPC RATING: D

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 2137 SQ.FT. (197.8 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

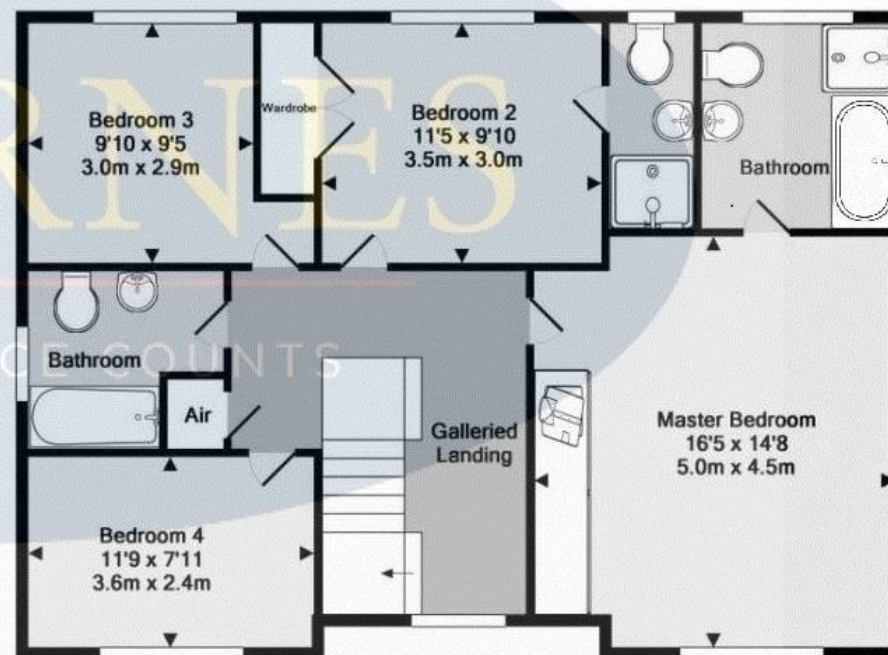
Made with Metropix ©2012

DOUBLE GARAGE
5.46m x 5.15m
17'11" x 17'4"

NOT LOCATED IN EXACT POSITION



GROUND FLOOR
APPROX. FLOOR
AREA 951 SQ.FT.
(88.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 876 SQ.FT.
(81.4 SQ.M.)





www.hearnes.com

390 Ringwood Road, Ferndown, Dorset. BH22 9AU

Tel: 01202 890890 Email: ferndown@hearnes.com

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