



HEARNES
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**Sherborne Drive, Ferndown
Dorset BH22 8HU**

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FREEHOLD PRICE £750,000

A substantially enlarged and superbly modernised four double bedroom, three bathroom, two reception room, detached house with a 95ft private rear garden, detached single garage and generous off-road parking. Situated on a large plot which measures approximately 0.219 of an acre.

The current owners have carried out a number of improvements which have been completed to an exceptional standard, as well as extending the property over two floors. The ground floor extension has created a stunning 18ft x 18ft lounge which has aluminum bi-fold doors opening out to offer un-interrupted delightful views across the large landscaped rear garden. An impressive focal point of room is the 8 kilowatt wood burner set on a glass hearth. Oak rustic flooring continues through into a generous sized, triple aspect dining room/family room which also has a wood burner. The kitchen/breakfast room also appreciates delightful views over the rear garden and has been beautifully modernised and superbly finished with solid wood work surfaces, a good range of Bosch integrated appliances to include a waist height double oven, combination microwave and hob with extractor canopy above. There is ample space for a breakfast table and chairs and a polished porcelain tiled floor. Also on the ground floor is a luxuriously appointed shower room incorporating a walk-in shower cubicle, heated towel rail, sink and WC with fully tiled walls and flooring. This room serves a spacious ground floor double bedroom with a pleasant open outlook across the front garden.

The extended first floor accommodation has created an impressive master bedroom with a Juliet balcony overlooking the rear garden. This spacious room benefits from an en-suite shower room which has been sumptuously appointed in a stylish white suite. Also on the first floor there are two further double bedrooms, one of which has an excellent range of fitted bedroom furniture. Serving these two bedrooms is an impressive, recently re-fitted family bathroom which incorporates a bath with shower over, wash hand basin and WC with fully tiled walls and flooring.

The garden is a particular feature of the property, measures approximately 95ft x 55ft, offers a good degree of seclusion and has been beautifully landscaped. Adjacent to the rear of the property there is a large Indian sandstone paved patio area with the remainder of the garden predominately laid to lawn, boarded with well stocked flower beds and a useful timber storage shed at the bottom of the garden. The garden is fully enclosed by fencing.

A block paved driveway provides generous off-road parking for several vehicles with a side driveway leading down to the detached garage.

The detached single garage measures 17ft x 9ft, has light and power with a newly installed remote control roller door.

Further benefits include double glazing and UPVC soffits and fascias, gas fired central heating system.

Ferndown's town centre is located approximately ½ a mile away and offers an excellent range of shopping, leisure and recreational facilities. There are a small selection of amenities on Glenmoor Road also located approximately ½ a mile away.

COUNCIL TAX BAND: E

EPC RATING: C

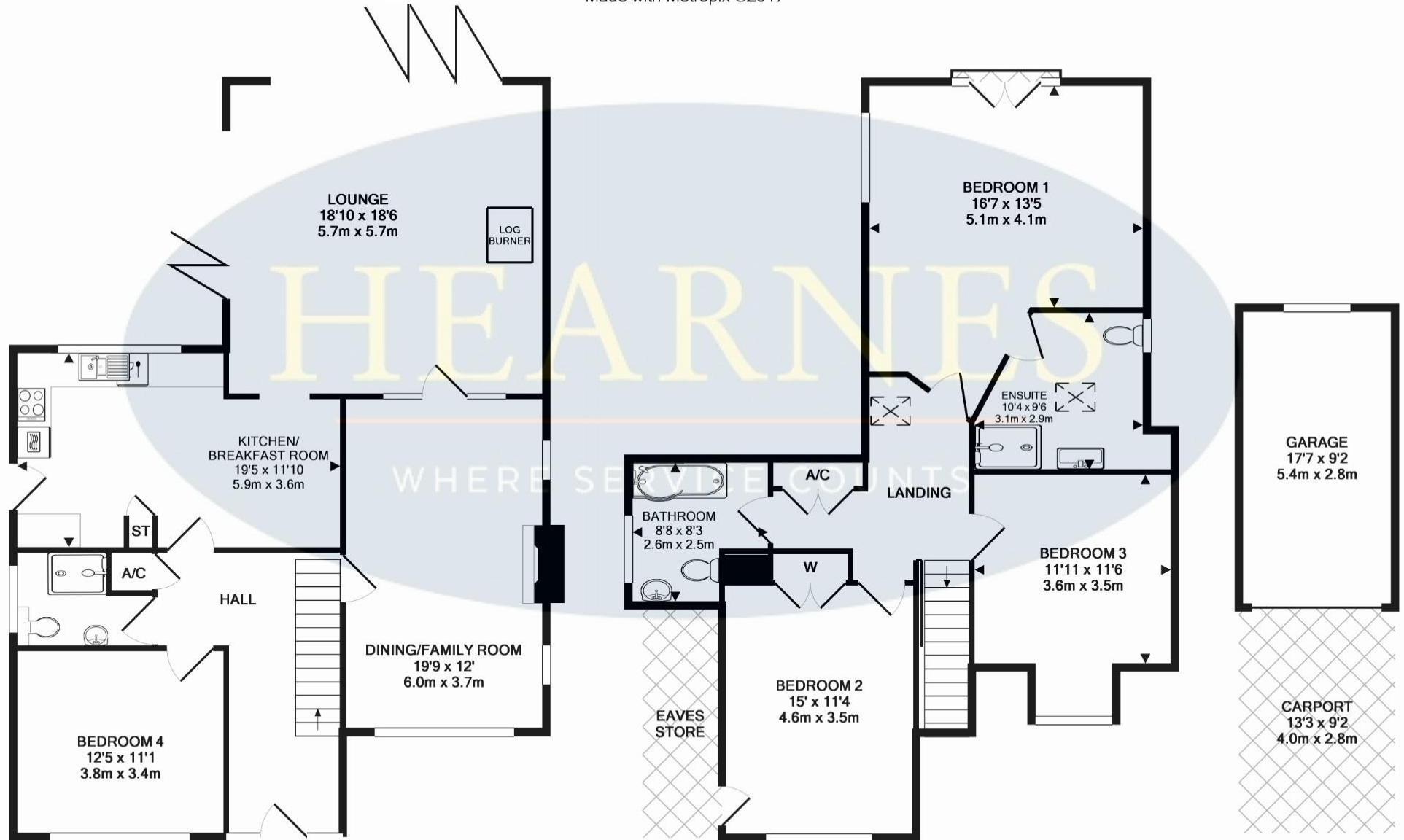
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 2166 SQ.FT. (201.2 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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