



**The Dormy, Ferndown
Dorset BH22 9FB**

The Dormy, Ferndown, Dorset BH22 9FB

FREEHOLD PRICE £870,000

An exceptionally well-finished, most attractive and well-proportioned five bedroom, four bathroom, three reception room detached family home, with a 65ft south facing rear garden. Situated on the edge of this small select development. Constructed by the local renowned and award winning builders Pennyfarthing Homes, located approximately 250 metres from Ferndown's championship golf course.

A particular feature of the ground floor accommodation is a stunning 25ft dual aspect kitchen/breakfast room, this is the hub of the house and enjoys fantastic views over the south facing rear garden. The kitchen has been beautifully finished with quartz work surfaces and upstands which continues round to form a breakfast bar. There is an excellent range of shaker style base and wall units painted in Farrow & Ball, with LED plinth lighting and an array of Siemens integrated appliances to include a single oven, combination microwave, warming drawer, five ring gas-hob and extractor canopy above, dishwasher, fridge/freezer and a wine cooler. Ceramic tiled flooring with underfloor heating continues throughout this fantastic family area and into a large utility room, where a double glazed door leads out to a side path. The entrance hall is particularly impressive, measuring 22ft in length and having double internal oak veneer doors leading through into a triple aspect lounge. A focal point of the lounge are the bi-fold doors which open out to the south facing rear garden and patio. Adjacent to the lounge there is a study. Also on the ground floor there is a large separate dining room with a box bay window overlooking the front garden. The ground floor cloakroom is finished in a stylish white suite.

A striking first floor galleryed landing with timber and glass balustrade provides an impressive entrance into the upstairs accommodation.

There is a 24ft master bedroom which has the WOW factor with a high vaulted ceiling with feature triangular shaped window facing a southerly aspect and overlooking the rear garden. There are fitted floor to ceiling wardrobes with sliding doors and a large en-suite shower room. The shower room is sumptuously appointed to incorporate a large full width walk in shower area with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath and low level wc with concealed cistern. The second bedroom also benefits from fitted floor to ceiling wardrobes with sliding doors and again has a luxuriously appointed and spacious en-suite shower room. Bedroom three is arranged on a split level, there is a bedroom area play room with double glazed Velux windows. The play room in turn leads through to a luxuriously appointed en-suite bathroom finished in a contemporary white suite incorporating a panelled bath with mixer taps and shower hose, low level wc, wash hand basin with vanity storage beneath and a tiled floor. There are two further double bedrooms which have the use of the main family bathroom/shower room. Beautifully finished to incorporate a panelled bath with mixer taps and shower hose, separate shower cubicle, low level wc, wash hand basin with vanity storage beneath and a tiled floor.

The rear garden faces a southerly aspect and has a maximum overall measurement of 65ft x 60ft. The garden has been beautifully landscaped and is predominantly laid to lawn. There is a well-stocked shrub border and adjacent to the rear of the property there is a block paved patio which continues round to join a further patio located in the kitchen/breakfast room. A path continues round to a side gate.

A block paved driveway provides off-road parking for two vehicles and in turn leads up to an integral double garage. The front garden has been landscaped to incorporate a lawned area and a well-stocked flower bed. A path leads up to the covered front entrance into the property.

The double garage has a remote control up and over door, light, power and a rear personal door.

Further benefits include gas-fired underfloor heating throughout the ground floor accommodation, security alarm, UPVC double glazed windows and external doors, oak front door and a 10year NHBC builders warranty and an award winning 2 year customer care service.

Ferndown's town centre is located approximately 900 metres away and offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: G

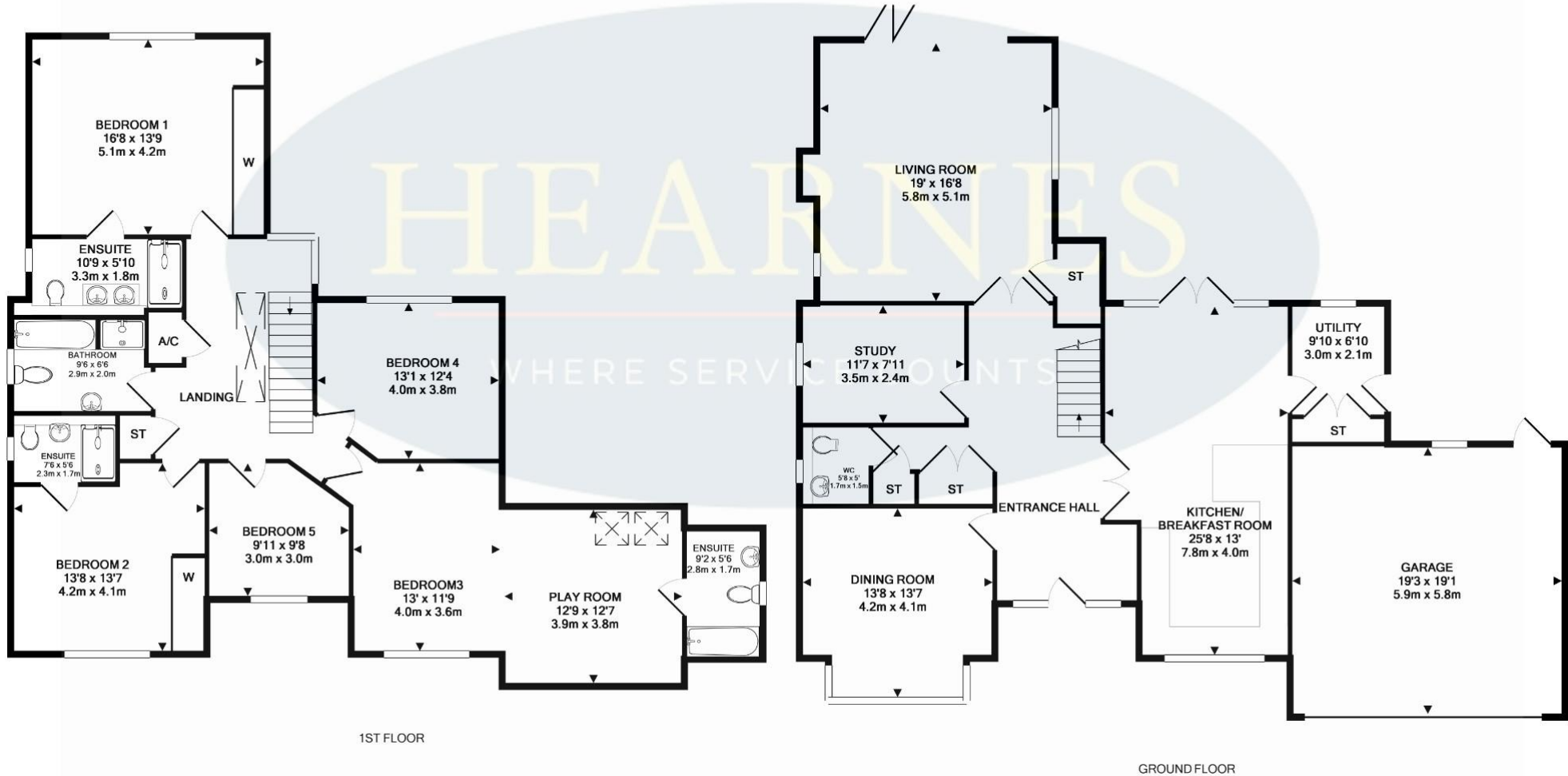
EPC RATING: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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 2781 SQ.FT. (258.4 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 ©2017



390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

