



Wimborne Road East,
Ferndown, Dorset BH22 9NL





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FREEHOLD PRICE £900,000

A stunning example of a modern colonial styled property with four double bedrooms, one single bedroom, three bathrooms and three reception rooms. A unique family home, sitting beautifully on a large and private plot approaching $\frac{3}{4}$ of an acre, whilst enjoying an exclusive development of just three attractive properties.

The Dixies was originally constructed in 1992 and has been occupied by the current owners since this time. They have subsequently extended the accommodation and carried out many improvements to include a newly fitted, stunning kitchen/breakfast room. The kitchen/breakfast room enjoys a triple aspect and has been beautifully finished with granite work surfaces with two inset stainless steel sinks with rinse hose and mixer tap, Range cooker with extractor canopy above, breakfast bar, integrated fridge/freezer, wooden flooring, with a double glazed window overlooking the front driveway and a double glazed door and window overlooking the rear garden and leading out to the patio. There is also a good size utility room which is also finished with granite work surfaces with a double stainless steel Franke sink and a tiled floor. There is a 24ft lounge which enjoys a dual aspect with tilt and slide doors leading into the conservatory. An attractive focal point of the room is a wood burning stove set in a beautiful limestone fireplace. The conservatory enjoys a delightful outlook over the rear garden, is fully double glazed and has doors opening onto the patio. The dining room is a large separate reception room also enjoying views over the rear garden. There is a large study with double glazed sliding patio doors leading out to the patio. Also on the ground floor there is a fifth bedroom which overlooks the front garden and a ground floor cloakroom refitted in a modern white suite.

An impressive first floor galleried landing gives access into the well-proportioned first floor accommodation. There is a 19ft dual aspect master bedroom with a fitted double wardrobe as well as benefiting from a newly fitted and luxuriously appointed en-suite shower room/bathroom. The en-suite incorporates a panelled bath with mixer taps and shower hose, separate shower cubicle, his and hers Villeroy & Boch vanity unit with fully tiled walls and flooring. The master bedroom also has a large dressing room with three fitted floor to ceiling wardrobes with sliding doors. The guest bedroom has a fitted double and single wardrobe as well as a fully tiled en-suite shower room. Bedrooms three and four are both double bedrooms whilst bedroom four has a fitted double wardrobe. Both bedrooms are served by a sumptuously appointed family bathroom/shower room incorporating a panelled bath with mixer taps and shower hose, separate shower cubicle and fully tiled walls.

The total plot is approaching $\frac{3}{4}$ of an acre including a graveled driveway with a most attractive wooded area opposite the driveway. There is a further area of generous block paved driveway providing a hard standing for numerous vehicles leading up to a detached double garage.

The rear garden measures approximately 120ft x 130ft (maximum measurements) and is L-shaped wrapping around the side and rear elevations of the house. The garden offers an excellent degree of seclusion and is fully enclosed. Adjacent to the rear of the property there is a large paved patio area which adjoins a good size lawned area continuing around the side of the property. There are numerous well-stocked shrub borders with many attractive ornamental plants and shrubs, with paths winding through the garden at various points for areas ideal to relax and enjoy the surroundings or for children to search and explore. A path continues down to a detached home office/summer house and also continues round to a compost area where there are two useful timber storage sheds. The home office/summer house measures 25ft 6in x 12ft 4in (maximum measurements), is fully insulated and has light and power.

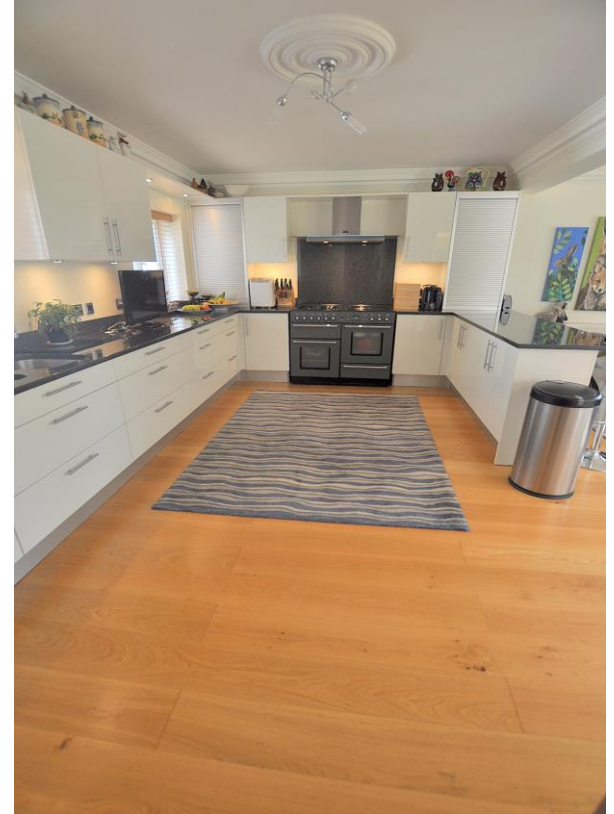
The detached double garage measures 18ft 7in x 18ft 7in (maximum measurements), has a remote control up and over door, light and power, door and window to the side and overhead storage under a pitched roof.

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

The property is conveniently located within the Woodland Walk character area and is approximately $\frac{3}{4}$ of a mile from Ferndown's town centre which offers excellent day to day amenities and $\frac{1}{4}$ of a mile from Sainsbury's.

COUNCIL TAX BAND: G

EPC RATING: C

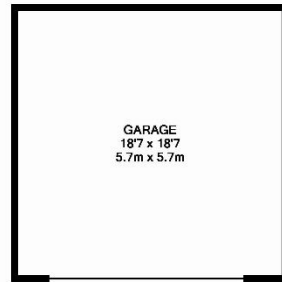






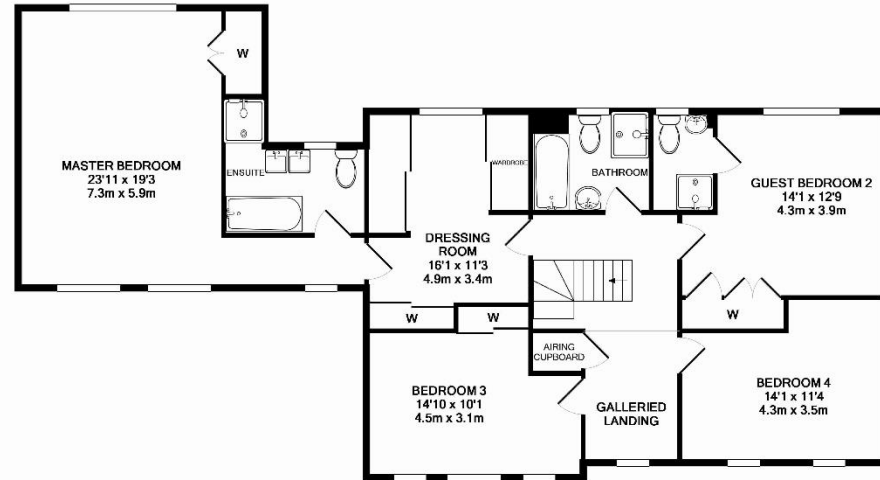


STUDIO
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)

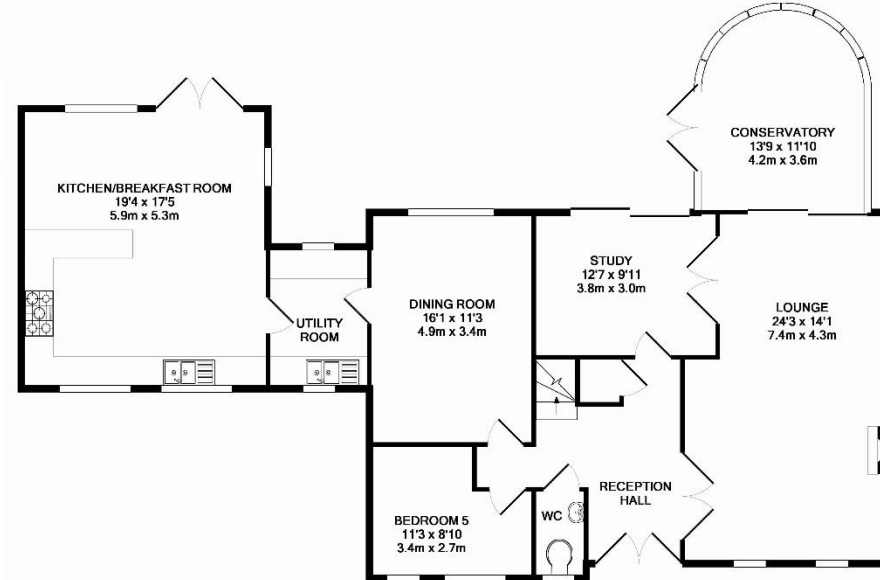


NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 346 SQ.FT.
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3347 SQ.FT. (310.9 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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1ST FLOOR
APPROX. FLOOR
AREA 1261 SQ.FT.
(117.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1415 SQ.FT.
(131.5 SQ.M.)





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