



**HEARNES**

WHERE SERVICE COUNTS

**Matlock Road, Ferndown  
Dorset BH22 8QU**



# Matlock Road, Ferndown, Dorset BH22 8QU

## FREEHOLD PRICE £585,000

A well-presented and substantially enlarged four bedroom detached family home, which has been extended to create a two storey self-contained annex. Situated in a popular residential location close to Ferndown's town centre.

The property has undergone extensive modernisation to include new windows, a new central heating system with boiler and radiators, LED lighting throughout, resin driveway, an extension at the rear of the property creating a large kitchen/dining/family room and a two storey self-contained annexe. Upon entering the property you are immediately greeted with a spacious entrance hall with Karndean flooring. The large lounge has a double glazed window overlooking the front garden and double doors leading through to the kitchen/dining/family room, which can also be accessed from the hallway. The kitchen area incorporates a range of stylish base and wall units, AEG double oven, AEG induction hob and overhead extractor, space for a fridge/freezer, a breakfast bar with seating for four people and Karndean flooring which continues throughout the kitchen/dining/family room. The dining area currently houses a 10 seat dining table, with double glazed sliding patio doors leading out to the beautifully landscaped rear garden. Also on the ground floor is a cloakroom finished in a modern suite.

On the first floor are four bedrooms, the master bedroom benefits from a triple built in wardrobe. All bedrooms are serviced by the extended family bathroom which incorporates a large double shower cubicle, a corner bath, vanity unit with built in wash hand basin, wc, heated ladder towel rail and fully tiled walls and an obscure double glazed window to the side.

From the hallway a door leads through to a utility room which includes further base and wall mounted units, worktops, space and plumbing for a washing machine and a door leading through to the annex connecting this to the main property. The annex also enjoys its own private entrance into a hallway, which leads through to a further utility space with wall and base mounted units and partly tiled walls. A delightful dual aspect lounge with sliding patio doors provides direct access out to the rear garden. A staircase leads up to one double bedroom which is serviced by a shower room incorporating a large double shower cubicle, vanity unit with built in wash hand basin, fully tiled walls and flooring.

The delightful rear garden is fully enclosed and has been beautifully landscaped with low-maintenance in mind. The garden incorporates a resin bonded patio which provides the ideal space for outside entertaining and continues along both sides of the property to two separate gates leading out to the front driveway and the separate front door into the annex. Evergreen plants, trees and shrubs offer a good degree of seclusion, whilst the remainder of the garden is mainly laid to lawn. A new summer house will also be included within the sale of this property.

The property is accessed via a resin bonded driveway providing off-road parking for approximately three vehicles, which in turn leads up to a useful storage space (former garage).

Ferndown's town centre is located less than 1 mile away with its excellent range of shopping, schooling, leisure and recreational facilities. There is also a small selection of amenities on Glenmoor Road approximately 150 yards away.

**MAIN HOUSE COUNCIL TAX BAND: E   ANNEXE COUNCIL TAX BAND: A   EPC RATING: C**

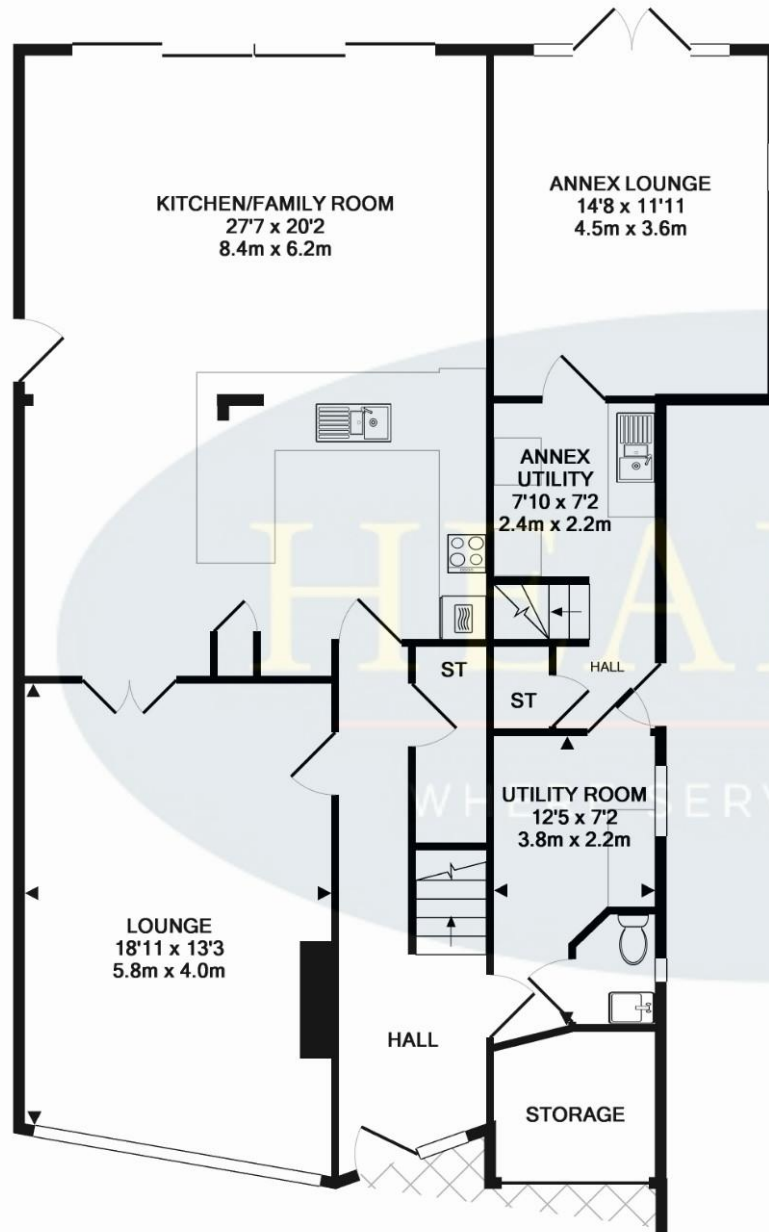
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







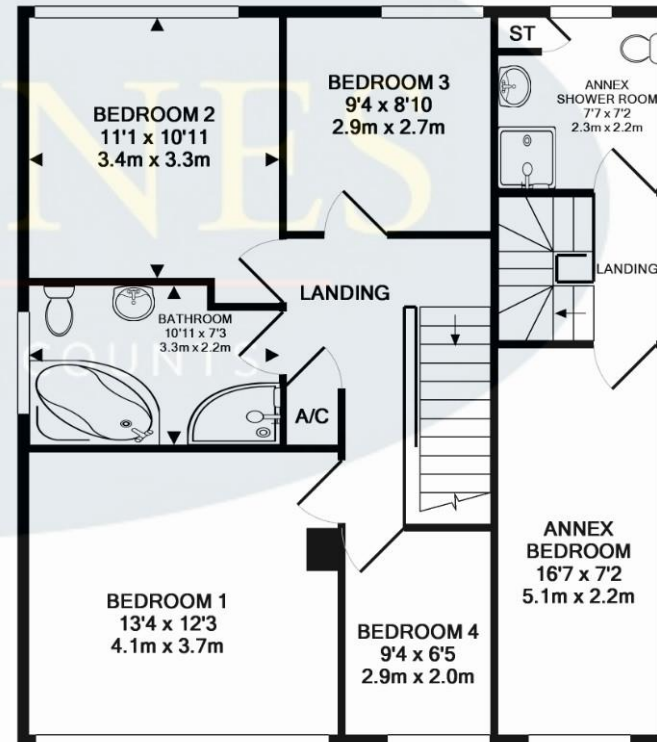




GROUND FLOOR  
APPROX. FLOOR  
AREA 1317 SQ.FT.  
(122.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2137 SQ.FT. (198.5 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141  
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1ST FLOOR  
APPROX. FLOOR  
AREA 819 SQ.FT.  
(76.1 SQ.M.)





Annex lounge



Annex bedroom



Annex hallway



Annex bathroom



Annex utility





[www.hearnes.com](http://www.hearnes.com)

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