

*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS



CARROLL AVENUE

FERNDOWN, BH22 8BP

FINE & COUNTRY  
Homes from Edwards



FINE & COUNTRY HOMES FROM EDWARDS  
ARE PLEASED TO PRESENT THIS  
EXCEPTIONALLY SPACIOUS INDIVIDUAL  
DETACHED CHALET STYLE FAMILY HOME  
ENJOYING A PRESTIGIOUS LOCATION IN  
THIS PRIVATE ROAD LESS THAN 500 METRES  
AWAY FROM FERNDOWN TOWN CENTRE  
AND ALL ITS AMENITIES

# GUIDE PRICE £790,000

- **FIVE BEDS & FOUR RECEPTION ROOMS**
- **STYLISH MODERN KITCHEN AND SEPARATE UTILITY ROOM**
- **SPACIOUS LIVING ROOM**
- **MASTER BEDROOM WITH A DRESSING ROOM & ENSUITE BATHROOM**
- **TWO MAIN FAMILY BATHROOMS**
- **OVERSIZED DOUBLE GARAGE**
- **SUNNY SOUTH WESTERLY GARDEN**

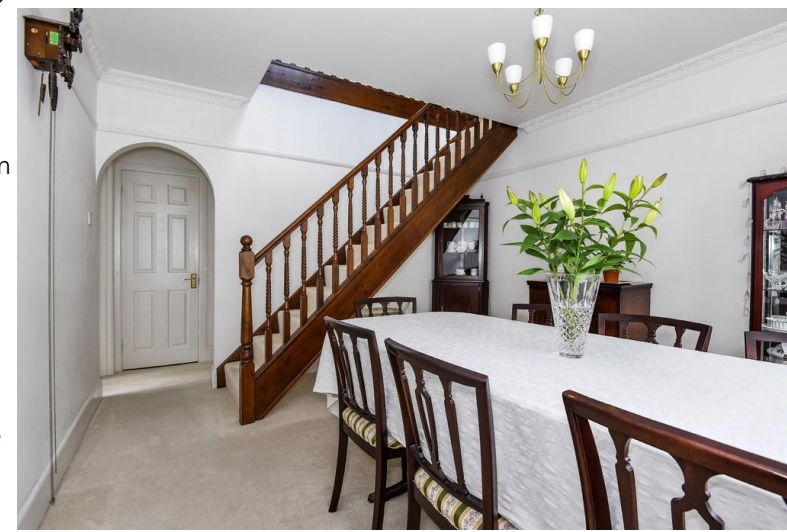
A storm entrance porch and attractive double glazed composite front door welcomes you into the entrance hall where a door welcomes you into the impressively spacious living room. This room enjoys a dual aspect with double French doors and windows overlooking the front garden with a further window to the side aspect. A focal point to this room is the attractive fireplace with an inset living flame gas fire, other features include a picture rail and central ceiling decorative light roses.

From the entrance hall a feature archway is open plan into the music room/snug which has a feature bay window and a French door leading out to a small side garden patio. This room also features a decorative dado rail, feature coved ceiling and decorative ceiling light rose. There is also another open plan archway off the entrance hall leading into a dining room which again has a feature square bay window, picture rail and a coved ceiling. From here there is an open plan staircase to the first floor.

A stylish modern kitchen is finished with a tiled floor and underfloor heating with a range of matching quality floor and wall units with complementing work surfaces

and tiled splashback areas. Integrated appliances include an electric fan assisted double oven and grill, five ring gas hob with feature cooker hood over, integrated dishwasher and a fridge freezer behind matching cupboard fronts. The kitchen also features a white enamelled 1.5 bowl single drainer butler style sink unit with a mixer tap. A window overlooks the rear garden and there is a double glazed rear entrance door leading out to the rear entrance porch and garden. The kitchen is complemented by a separate utility room offering further appliance space and where you can also find the gas fired central heating boiler.

Staying on the ground floor you can find the master bedroom suite which is partly semi-divided by a large feature archway providing a spacious double bedroom with the archway leading through to a dressing room area with a range of fitted wardrobes. This bedroom enjoys a dual aspect with a French door and full height picture window leading out to the rear garden and a further window to the side garden aspect. This room enjoys the benefit of a luxurious en-suite bathroom which has fully tiled walls and a four piece white suite with a corner shower cubicle and separate bath. There



is a further large reception room/bedroom currently utilised as a study which has a window overlooking the front garden. The whole of the ground floor is served by a downstairs shower room which has fully tiled walls and a matching white suite with corner shower cubicle.

Upstairs you can find an impressively spacious first floor landing with a feature exposed brick chimney and Velux window to the side aspect. All four bedrooms are large doubles and three bedrooms enjoy the benefit of built in double wardrobes and dual aspect windows with the fourth bedroom enjoying a large Velux window. These bedrooms are all served by a second family bathroom which again is exceptionally spacious with fully tiled walls and a white four piece suite with a large corner shower cubicle and separate bath.

Outside 'Auciel House' stands proudly in a generous plot of 0.27 acres. The large front garden is laid mainly to lawn with established hedging to the boundaries providing a good degree of screening and privacy. The spacious long shingle driveway provides ample off road parking for numerous vehicles, ideal for boat/ caravan storage. The driveway leads along the left hand side of the property up to double timber entrance gates which then continues the access through to the detached oversized double garage which has an electric up and

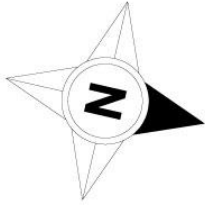
over door, power and light, personal side door, window and there is also two gas fired wall mounted heaters (not tested). The secluded rear garden enjoys a sunny south westerly aspect with a large paved patio area running the full length to the rear of property then leading out to the remainder of the garden which is laid mainly to lawn.

EPC RATING D

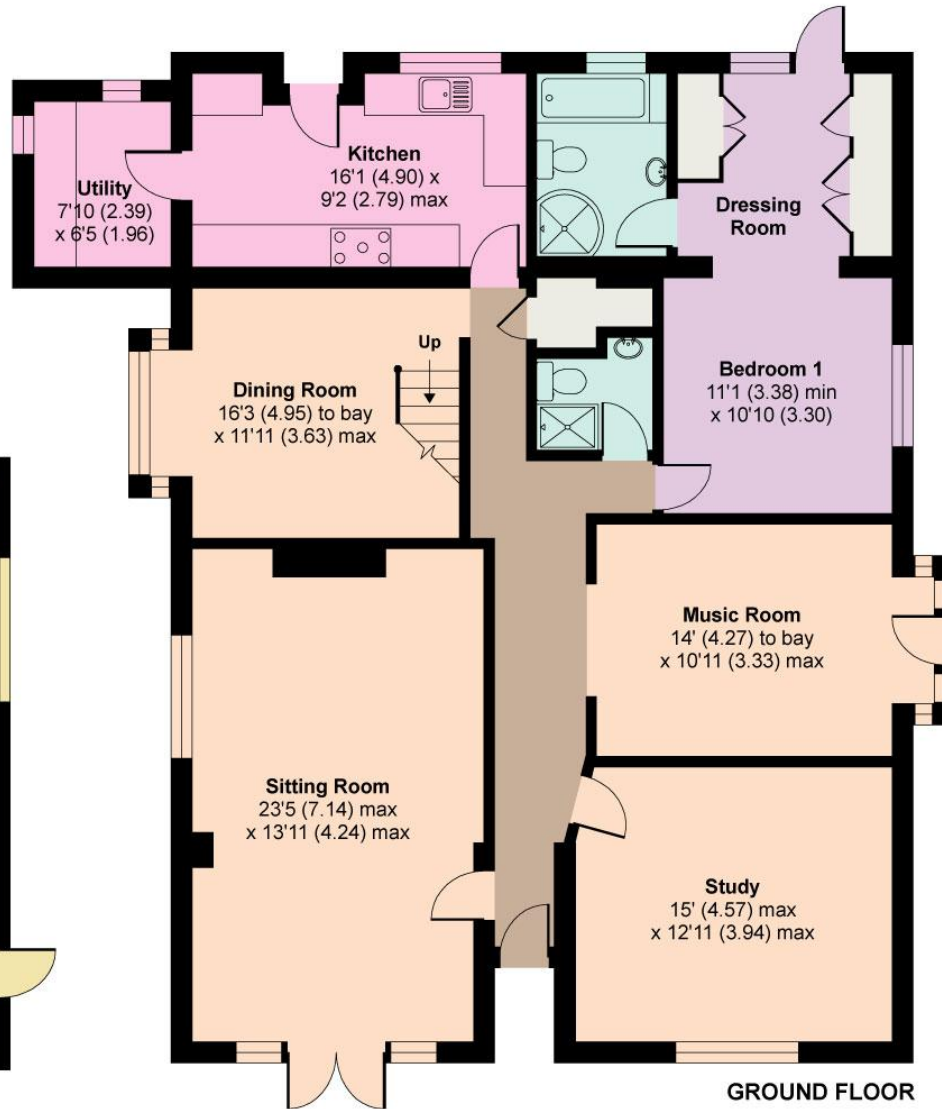
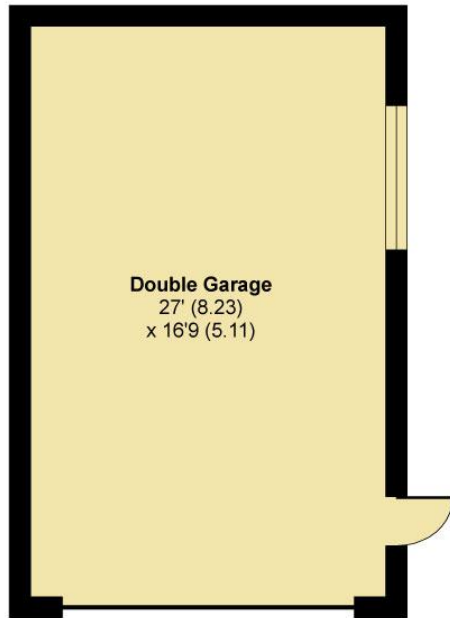


# Carroll Avenue, Ferndown , BH22

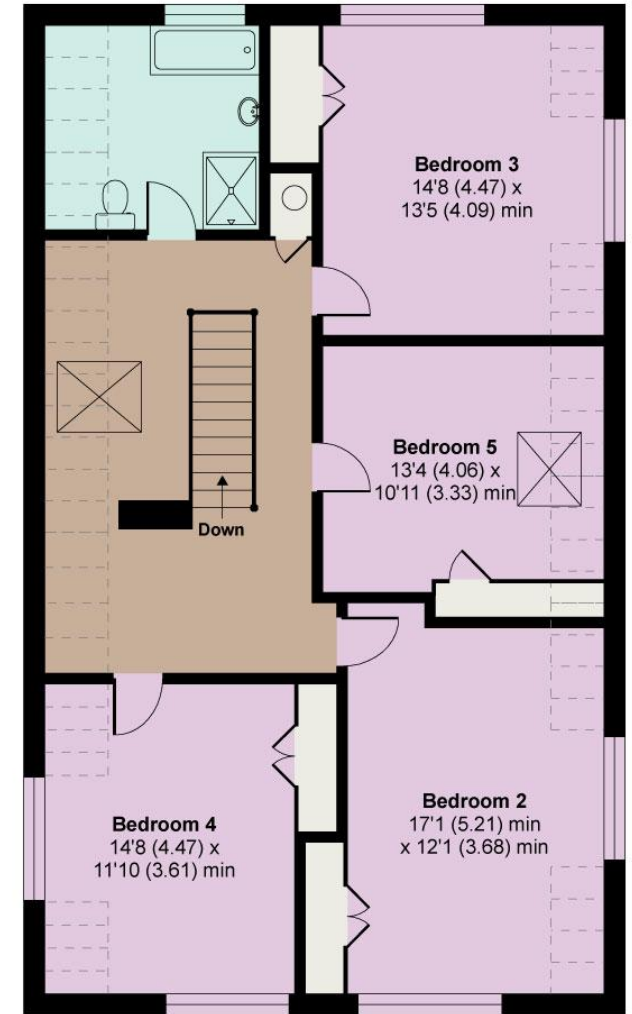
APPROX. GROSS INTERNAL FLOOR AREA 2584 SQ FT 240 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & GARAGE)



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

*Local expertise with powerful national marketing*

**EDWARDS**  
ESTATE AGENTS



**Fine & Country Ferndown Sales Sales**

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)

01202 855595 • [info@edwardstates.com](mailto:info@edwardstates.com) • [www.fineandcountry.com](http://www.fineandcountry.com)

**FINE & COUNTRY**  
Homes from Edwards