

Local expertise with powerful national marketing

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DUDSBURY CRESCENT

FERNDOWN, BH22 8JF

FINE & COUNTRY
Homes from Edwards



AN IMPRESSIVELY SPACIOUS FIVE
BEDROOM MODERN DETACHED
FAMILY RESIDENCE WITHIN A PRIVATE
PLOT MEASURING APPROXIMATELY
0.4 OF AN ACRE IN ONE OF THE
AREAS PREMIER ROADS.

GUIDE PRICE £825,000

- **PRESTIGIOUS LOCATION ON A SUBSTANTIAL PLOT OF 0.4 OF AN ACRE**
- **STUNNING KITCHEN DINER WITH SEPARATE UTILITY ROOM**
- **IMPRESSIVE LIVING ROOM**
- **LARGE PRIVATE REAR GARDEN**
- **FIVE BEDROOMS AND THREE BATHROOMS**
- **DOUBLE GARAGE AND OFF ROAD PARKING**

Enjoying a prestigious location on a substantial plot is this impressive and very spacious five bedroom modern detached family residence being approximately half a mile from Ferndown town centre with a private plot measuring approximately 0.4 of an acre in one of the areas premier roads. This family home provides approximately 2,250sq ft. of living space plus an attached double garage.

Upon entering the property you are immediately impressed by the large reception hall with polished porcelain tiled floor. The whole ground floor of the property benefits from underfloor heating, the tiling continues to flow through into the stunning kitchen diner which runs across the back of

the property providing a delightful aspect over the rear garden. The German kitchen fitted by Kitchen Elegance has polished stone worksurfaces and upstands with a range of integrated Neff appliances to include a five ring gas hob with feature extractor canopy over, double oven with microwave, fridge freezer and dishwasher, there is also a solid wood oval breakfast bar. The kitchen is also complemented by a large separate utility room. From the spacious dining area, French doors lead out to the patio.

The large living room enjoys a dual aspect and has a feature bay window to the front with the focal point of the room being a living flame log effect contemporary gas fire. Also on the ground floor there is a spacious and



versatile family room and a ground floor cloakroom.

Upstairs you will find a spacious first floor landing and five bedrooms with the master bedroom having a walk-in wardrobe. The master bedroom and guest bedroom both benefit from luxurious Villeroy and Boch en-suites. The other three bedrooms are served by the stylishly appointed Villeroy and Boch family bathroom.

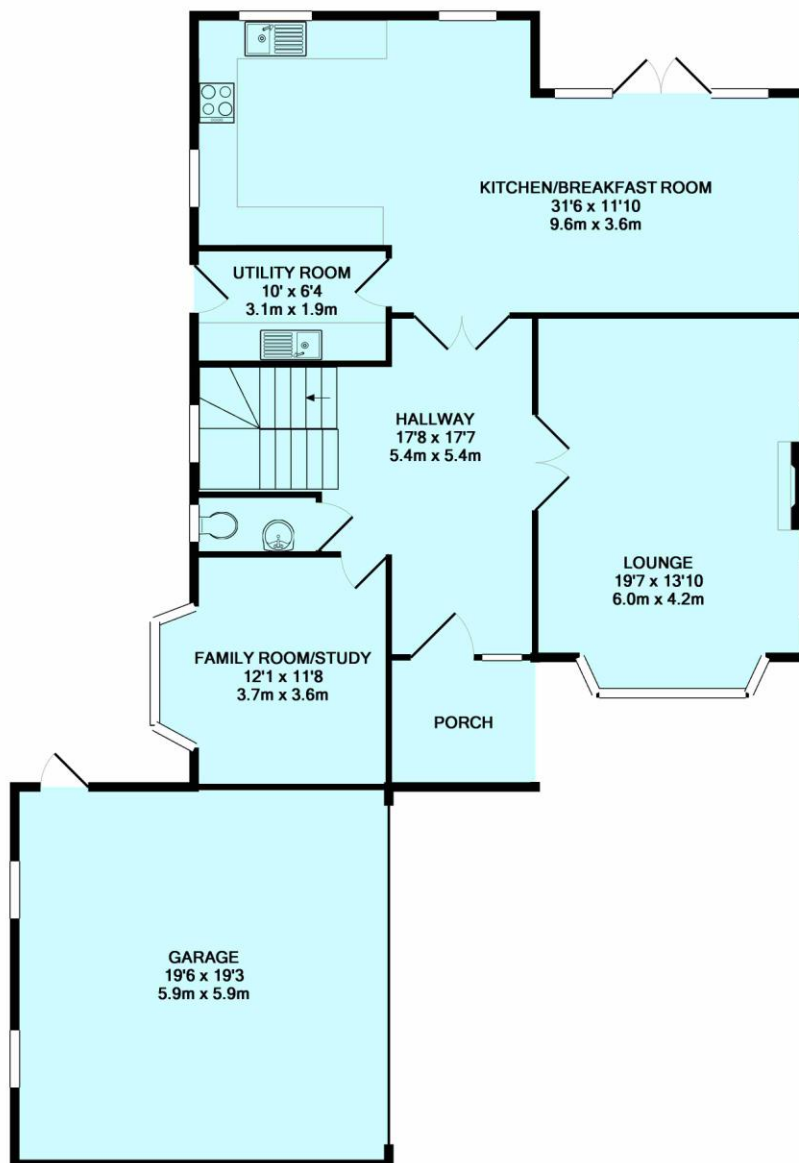
Outside to the front the property is approached via an attractive brick paviour driveway which provides generous off road parking and in turn leads to the attached double garage which has a remote controlled up and over door, two windows and rear personal door.

The rear garden is without a doubt a particular feature of the property being 210ft.

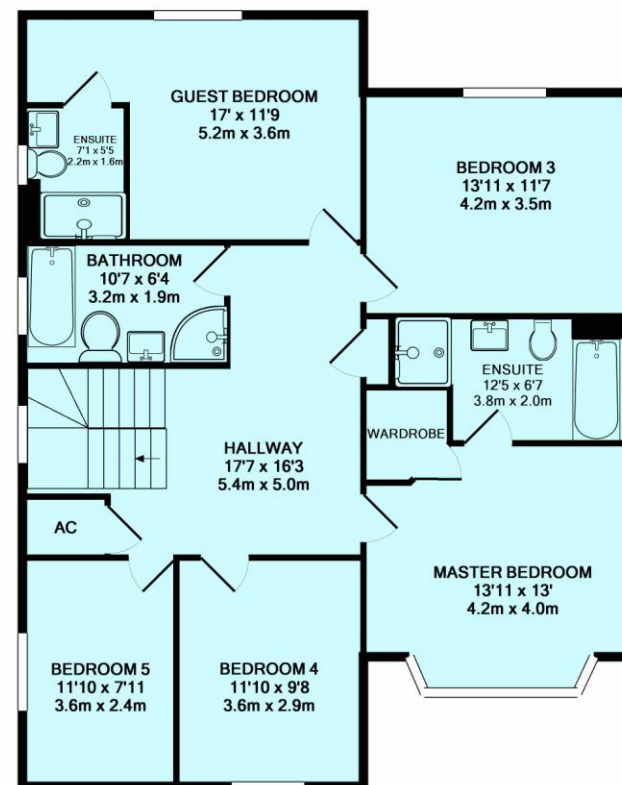
in length, fully enclosed and offers a good degree of privacy. The rear half of the garden has a number of pine trees providing an attractive wooded backdrop and ideal space for children to explore and play. Adjoining the rear of the property there is an Indian stone paved patio area.

EPC RATING C





GROUND FLOOR
APPROX. FLOOR
AREA 1510 SQ. FT.
(140.2 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1114 SQ. FT.
(103.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 2624 SQ. FT. (243.7 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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