



11 Larch Way, Ferndown BH22 9SS
Price guide £700,000

 3  3  2  D



- Detached Three Bedroom House
- Bright, Fully Integrated Fitted Kitchen
- Double Garage & Driveway Parking
- Close by Transport Links
- Short or Long Term Basis
- Downstairs Bedroom with En Suite
- Separate Snug/4th Bedroom
- Short Walk to Shops and Facilities
- Available Furnished or Unfurnished
- Available from Early January 2024

A delightful family home set in Larch Way, a sought after location within one of Ferndown's most popular residential areas. Set on a private cul-de-sac and generously sized plot, this property offers spacious and well presented accommodation throughout.

This three to four bedroom detached chalet-style house has been tastefully refurbished to a high standard throughout. The accommodation is light and spacious, with a particular feature being the expansive open plan living/dining room to the rear of the property. The kitchen leads through to the main living/dining room area and features integrated appliances. The entrance hall also leads through to bedroom three which benefits from an en suite making it a perfect guest room or main bedroom. The property further benefits from a snug room which can be used as a fourth bedroom or extra living space.

Stairs leading to the first floor welcome you to two further double bedrooms and family bathroom. The property sits in a very private and peaceful plot of almost 1/4 acre with an exquisite wrap-around 'zoned' garden bringing the sun all day long into the property. With a large raised rear-decking area, fish pond, a mature wooded area and a large lawn, the outside space is a particular feature of the overall property.

The driveway to the front of the property provides off road parking for a couple of vehicles, plus there is further parking or storage available in the attached double garage. Thanks to its proximity, the property is just a short walk away from Ferndown Town Centre and there is easy access to West Moors, Verwood, Ringwood and Bournemouth, as well as further afield via the M27. Local bus stops are also located close by as well as catchments for well-regarded schools.





Entrance Hall

Kitchen

17'4" x 10'2" (5.3 x 3.1)

Dining Room

19'0" x 11'1" (5.8 x 3.4)

Sitting Room/Snug

14'5" x 11'1" (4.4 x 3.4)

Bedroom 3

13'5" x 8'10" (4.1 x 2.7)

En Suite

Stairs to First Floor

Bedroom 1

14'1" x 11'1" (4.3 x 3.4)

Bedroom 2

14'1" x 9'2" (4.3 x 2.8)

Bathroom

Double Garage

18'8" x 16'4" (5.7 x 5.0)

Council Tax

East Dorset - Band F

Availability

Available from Early January 2024

Deposit


£2,884







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Viewing

Please contact our Verwood Office on 01202 117288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.