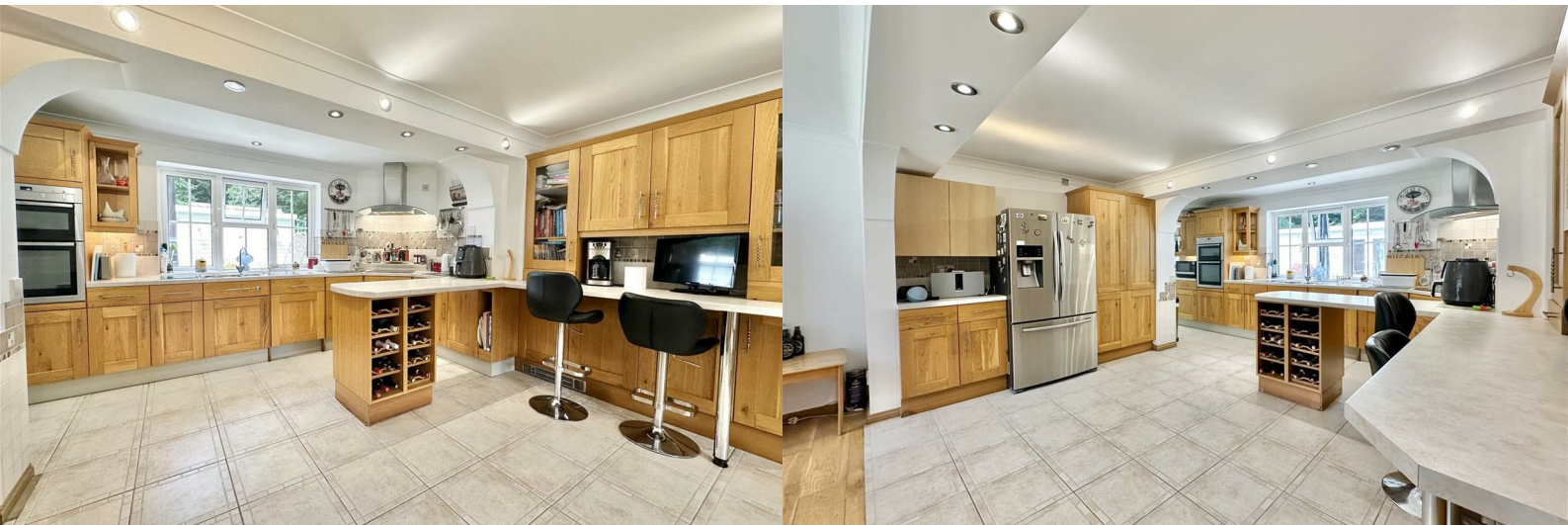




59 Amberwood, Herndown, BH22 9JT

Guide price £850,000



59 Amberwood

, Ferndown, BH22 9JT

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This extended and well presented six double bedroom detached family home is located on Amberwood, a popular estate built in the early 1990's in Ferndown. The property has modern and spacious accommodation throughout. To the front of the property is a driveway providing off road parking and leads to the double garage. The front garden has astro turf and side gates on either side of the property that lead to the rear. Entry to the property is via the front door which leads on to an entrance hall. The entrance hall has stairs leading to the first floor, an under stairs storage cupboard and cloakroom. The cloakroom benefits from a WC and wash hand basin with frosted glazed window to the front aspect. The kitchen/diner is the feature of the ground floor. The kitchen area benefits from a range of wall and base level units with work tops over. The kitchen benefits from integrated appliances which include a double oven, induction hob and dishwasher. The lounge leads through to the conservatory via an arch opening. The conservatory is of UPVC construction with a brick base and benefits from under floor heating, an air conditioning unit, fitted blinds and a fan. Patio and french doors lead out on to the rear garden. To the front of the ground floor is a study, ideal for those who work from home. The side extension was completed in 2018 to offer extra accommodation for those looking for a potential annex. The modern kitchen/diner/lounge benefits from wall mounted and base units with granite work tops. Integrated appliances include a double oven and electric induction hob. Bi-fold doors lead out on to the private rear garden. An air conditioning unit services the kitchen/diner/lounge.

The first floor landing provides access to all rooms along with access to the loft via a hatch and an airing cupboard housing the hot water tank. There are six double bedrooms on the first floor, three of which benefit from en-suite shower rooms. All en-suites benefit from a shower cubicle, WC, wash hand basin and towel rail/radiator. There are fitted wardrobes or storage in three of the bedrooms. The

main bathroom is accessed via a dressing room. The bathroom benefits from part tiled walls and a tiled floor, wash hand basin with built in vanity unit, WC and corner Jacuzzi bath with hand held shower attachment.

Externally the rear garden is of a generous size backing on to woodland. There is a fence surround, patio areas and an astro turf lawn along with a hot tub. There is an outbuilding which is made up of a shed and summerhouse. Both benefit from power and light.

The double garage benefits from up and over doors, power and light along with ample roof storage.

Further benefits to the property include UPVC double glazing and gas central heating.

The property is located close to Ferndown town centre with local shops, restaurants and pubs. Local transport links including bus routes are close by. Local primary and secondary schools are within close proximity along with the popular Ferndown golf course.

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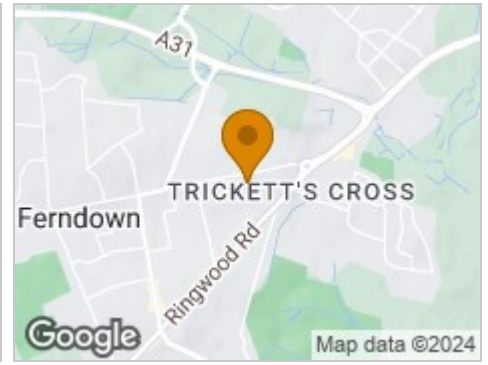
Road Map



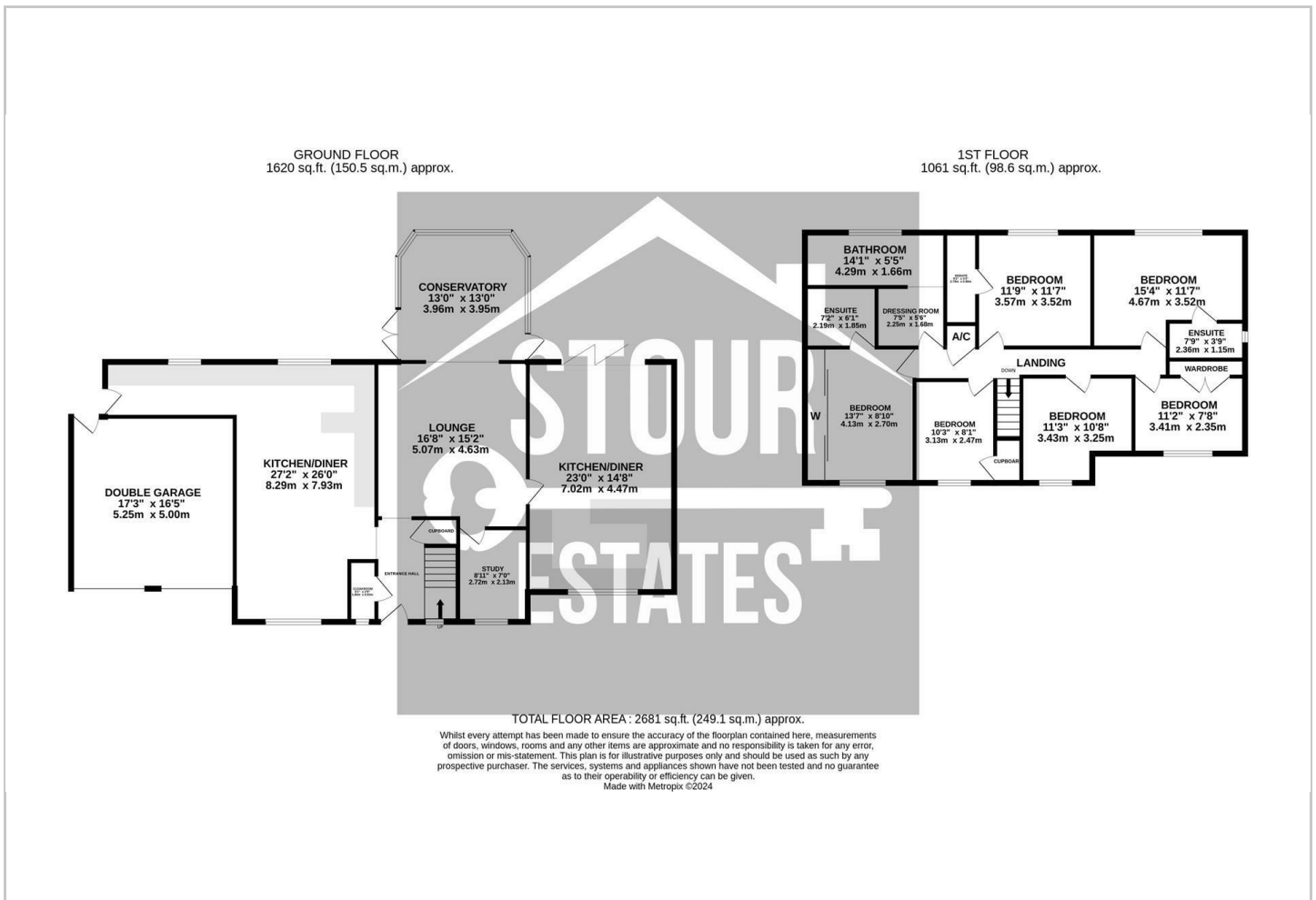
Hybrid Map



Terrain Map



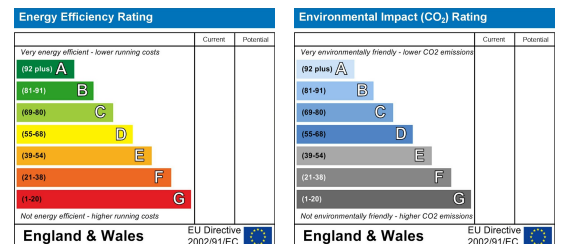
Floor Plan



Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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