



2 Queens Road

, Ferndown, BH22 9RT

Guide price £775,000



2 Queens Road

, Ferndown, BH22 9RT

Guide price £775,000



Located just a short walk from Ferndown high street is this well presented four bedroom detached family home.

Upon entering the property, you are greeted with a modern entrance hall. From here, doors lead to the ground floor rooms. A cloakroom is located off of the hallway.

The accommodation offers a social feel to the house, flowing from room to room throughout the ground floor. The kitchen/breakfast room offers a number of wall and base units with work surfaces over and benefits from integrated appliances that include a fridge/freezer whilst the range cooker is included within the sale. There is space for further appliances that include a washing machine, tumble dryer and dishwasher. The gas boiler, installed in 2021, can also be found in the kitchen. A single patio door leads on to the private rear garden.

The kitchen leads through to the dining room which in turn leads through to the lounge. The dining room benefits from two sets of UPVC double glazed French doors that lead on to the rear garden. The lounge benefits from a feature log burner along with an under stairs storage cupboard whilst the stairs lead to the first floor.

The first floor landing provides access to all bedrooms, the family bathroom and the airing cupboard.

There are four bedrooms with the master bedroom benefiting from an en-suite shower room. The en-suite has tiled walls, a walk-in shower tray with glass shower screen, wash hand basin and WC. There is also a storage cupboard along with a heated towel rail.

The family bathroom benefits from tiled walls, a bath with shower over and glass shower screen, wash hand basin, WC and heated towel rail.

Externally, the property boasts a large, private rear garden enclosed by fence and shrubs. To the rear of the garden is a patio area as well as a laid lawn. A detached garage which measures 2.83m (9'2) x 5.82m (19') is also located in the rear garden and benefits from an up and over door as well as power and light. The summer house benefits from power and light and is currently set up as a games room with a bar whilst also housing a separate WC.

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.

Copyright: - All photos, videos, and drone footage are copyrighted by Stour Estates. All rights reserved.

Any redistribution or reproduction of part or all of the contents in any form is prohibited other than the following:

1. You may print or download to local hard disk extracts for your personal and non-commercial use.
2. You may copy the content to individual third parties for their personal use, but only if you acknowledge Stour Estates as the source of the material.

You may not, except with our express written permission, distribute or commercially exploit the content. Nor may you transmit it or store it on any other website or another form of the electronic retrieval system.



Road Map



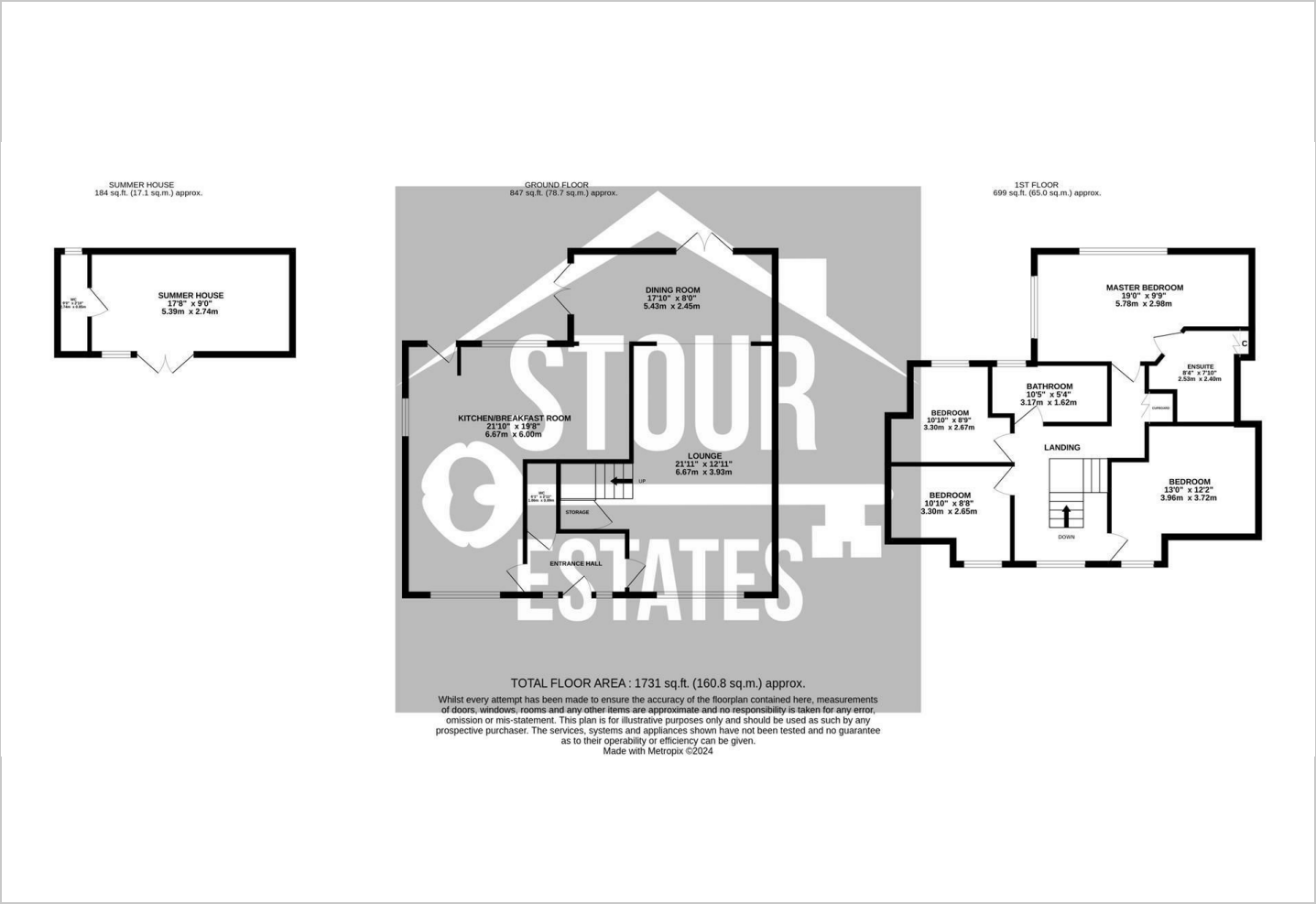
Hybrid Map



Terrain Map



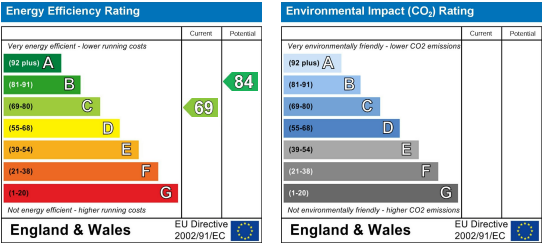
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.