



82 Church Road
, Ferndown, BH22 9EX

Offers over £700,000



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This delightful, superbly extended four double bedroom, two bathroom detached character property is positioned in a popular location within walking distance of local schools and amenities. The current owners have created a wonderful home with a luxury finish that has a versatile layout with the addition of an open plan kitchen/dining/family room with bi-folding doors directly onto the garden. The property is the perfect mix of convenience and easy maintenance!

An enclosed porch with leaded light windows to the sides leads into the spacious reception hall with modern guest cloakroom, convenient study area with window to the front aspect and understairs storage.

The open plan fully fitted kitchen/dining/family room is the real hub of the home. The kitchen is extensively equipped with AEG appliances including a double oven featuring a hot drawer, induction hob with extractor over, integrated dishwasher, wine cooler and built in coffee machine. There is also an instant hot tap connected to the sink. The family and dining areas are adjacent with bi-folding doors onto the garden. This social space is perfect for everyday living. A separate utility room with a range of built in storage units has space and plumbing for washing machine & tumble dryer.

Continuing on the ground floor, the sitting room boasts a fireplace with Aga wood burner. A downstairs double bedroom / further reception room completes the ground floor accommodation.

Upstairs the master bedroom is dual aspect to the rear and side with built in wardrobes. The contemporary re-fitted ensuite bathroom features a shower bath suite with tiled surround and sink with vanity unit.

Bedroom two is a double to the front and side aspect and bedroom 3 is also a double with windows to the front. These bedrooms are served by the family shower room with tiled double length shower with glass screen.



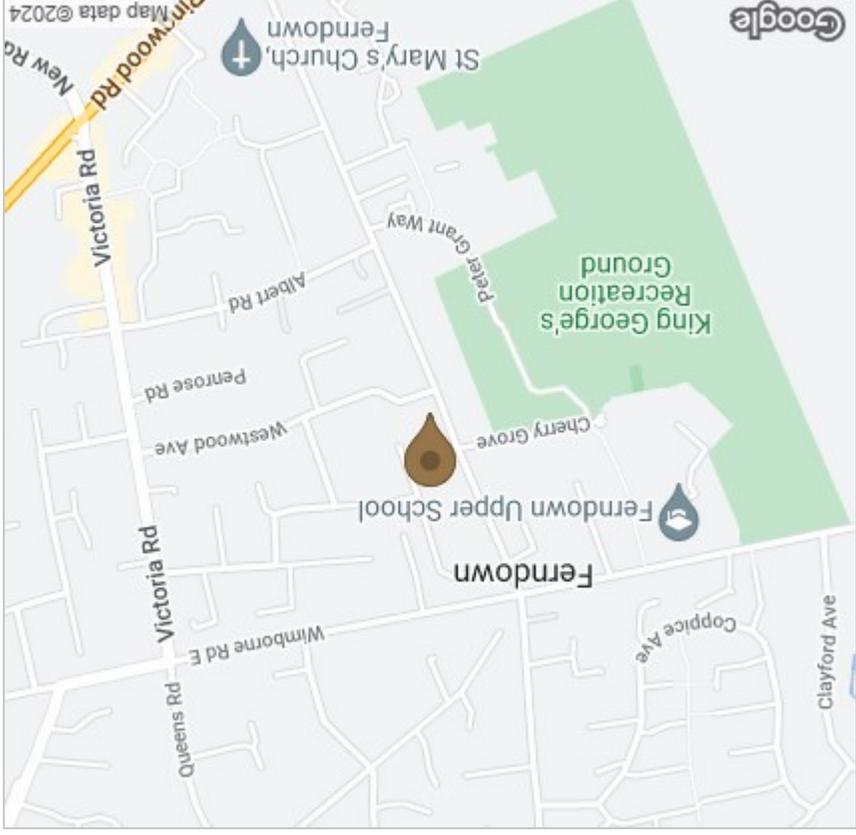


Outside – the rear garden is a particular highlight of this property with the addition of a fantastic covered outdoor kitchen set on the tiled terrace with a built-in barbecue, fridge and sink, and plentiful cupboard and drawer storage. The spacious dining area provides the ultimate entertainment space. The remainder of the garden is laid to lawn and features a summerhouse.

The front garden has twin five bar gates leading to the gravelled driveway with ample parking and to the attached garage with light and power. This wonderful property must be viewed to appreciate all that is on offer.



Area Map



Energy Efficiency Rating	
Potential	Current
	81
	72
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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Viewing

Please contact our StQ Property Group Office on 0120287723 if you wish to arrange a viewing appointment for this property or require further information.



Total area: approx. 151.2 sq. metres (1627.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan measurements of doors, windows, floors and any other items, we accept no responsibility as to their correctness or measurement. 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.
Plan produced using PlotiPlus.