



45 Church Road
, Ferndown, BH22 9ES

£600,000



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GUIDE PRICE £600,000 - £625,000

Located on Church Road in the charming town of Ferndown, this impressive detached family home offers a perfect blend of space and outside entertainment. Spanning an expansive 2,542 square feet, this property has been substantially enlarged and modernised, making it an ideal choice for families seeking comfort and versatility.

The residence boasts five well-proportioned bedrooms, complemented by three bathrooms, including an en-suite for added convenience. The ground floor features two spacious reception rooms, providing ample space for relaxation and entertainment. The layout has been thoughtfully designed to offer fantastic annexe potential, perfect for accommodating guests or extended family.

Set on a generous west-facing plot, the property is enhanced by a heated swimming pool, inviting you to enjoy leisurely afternoons in the sun. The 60ft rear garden is a delightful outdoor space, ideal for family gatherings or quiet moments of reflection. Additionally, the large garage and off-road parking for up to six vehicles ensure that practicality is not overlooked.

Conveniently located just 200 metres from Ferndown's vibrant town centre, this home offers easy access to a variety of shops, cafes, and amenities. With no onward chain, this property presents a rare opportunity to secure a stunning family home in a sought-after location. Whether you are looking for a spacious family residence or a property with annexe potential, this home is sure to impress.

Ground Floor

- Spacious 24ft entrance hall
- Ground floor cloakroom finished in a modern white suite
- Lounge enjoying a bay window to the front aspect and a log burning stove with a tiled hearth and exposed stone chimney breast creating an attractive focal point in the room





- Sitting room with double doors through to the kitchen/breakfast/dining/family room. (In the lounge and sitting room there is a high specification integrated 7.4:1 cinema surround sound system with studio grade wiring. This could be included in the sale depending on the final figure agreed)

- 21ft x 19ft Kitchen/breakfast/dining/family room providing a fantastic family and entertaining space which has two sets of double glazed bi-fold doors opening to offer uninterrupted views over the recently landscaped large west facing garden

- Beautifully finished kitchen area with extensive wood block work surfaces, a central island unit also finished with a wood block work surface which continues round to form a breakfast bar, integrated electric hob and a further range of integrated appliances to include oven, combination oven and warming drawer, dishwasher, space and plumbing for a American style fridge/freezer, ample space for a dining table and chairs and sofas. Karndean flooring extends throughout this space

Potential Annexe

- Large utility room with space and plumbing for a washing machine, a door leading out to the rear garden and a door leading through into the garage

- Shower room refitted in a stylish white suite to incorporate a large walk in shower area, WC with concealed cistern and wash hand basin with vanity storage beneath

- Double bedroom enjoying a dual aspect and direct access out to the rear garden



Lounge
12'1" x 11'9" (3.70 x 3.60)

Bedroom 2
21'3" x 11'1" (6.50 x 3.40)

Sitting Room
11'9" x 11'5" (3.60 x 3.50)

Bedroom 3
13'5" x 12'1" (4.10 x 3.70)

Kitchen/Breakfast/Dining Room
20'11" x 19'0" (6.40 x 5.80)

Bedroom 4
10'2" x 7'2" (3.10 x 2.20)

Utility Room
13'9" x 8'2" (4.20 x 2.50)

Bedroom 5
16'0" x 9'10" (4.90 x 3.00)

Master Bedroom
21'3" x 19'4" (6.50 x 5.90)

Open Ended Garage/Car Port
21'3" x 11'5" (6.50 x 3.50)

Viewing

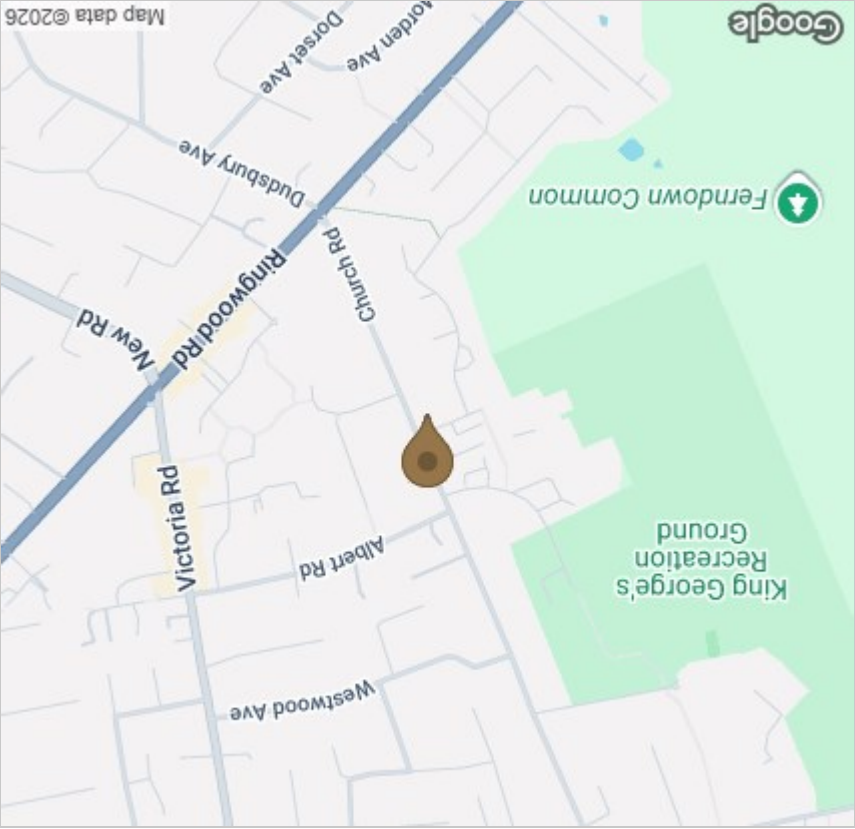
Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.



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Area Map



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential
	67	76
Not energy efficient - higher running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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