



8 Hilltop Road
, Ferndown, BH22 9QS

Offers in the region of £495,000



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**** FOUR BEDROOM DETACHED ****
RECENTLY UPGRADED/ MODERNISED
THROUGHOUT ** STUNNING OPEN
PLANNED LIVING AREA ** QUIET
LOCATION ** DUAL ACCESS - ACCESS
NEIGHBOURING ROAD ** DOUBLE
GARAGE ** 2 GROUND FLOOR
BEDROOMS ** 2 FIRST FLOOR
BEDROOMS CONSERVATORY ****
VENDOR SUITED ** STUNNING BATH /
SHOWER ROOMS ** SUNNY AND
SECLUDED REAR GARDEN **

The St Quintin Property Group are pleased to offer this beautiful example of a detached chalet bungalow which has been refurbished to an exceptionally high standard with the added benefit of access from two roads offering exceptional parking. Located approximately a mile from the Ferndown town centre which offers an excellent range of shopping, leisure and recreational facilities.

This house is spacious and bright with four large bedrooms and enjoys a highly desirable location near a forest and protected heathland. It also has the benefit of two driveways either side of the home with one leading to a detached double garage and the other with space for large caravan/ motor home.

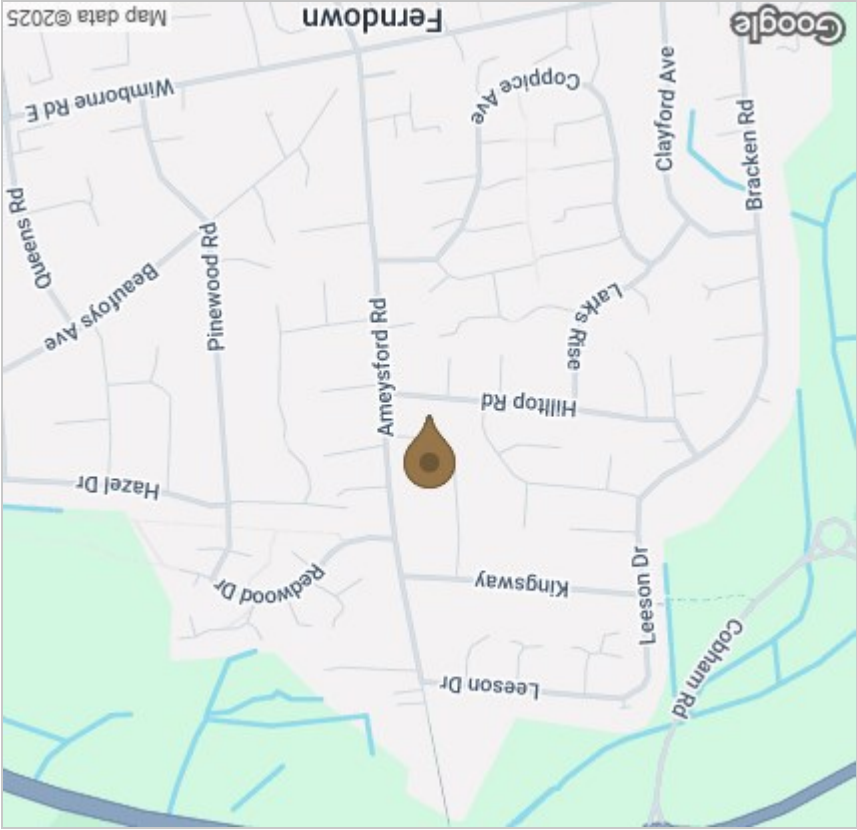




- Additional Features: Detached double garage with separate driveway access, storm porch, spacious entrance hall
- Interior Details:
 - Ground Floor:
 - o Entrance Hall: Spacious entry area accessed through an outside storm porch.
 - o Living Room/ Dining Room/ Kitchen: Large, with access to the conservatory and garden, recently modernised with a host of built in features.
 - o Conservatory: Substantial, modern, double-glazed, providing views over the rear garden.
 - o Bedroom 1: One double bedroom located on the ground floor.
 - o Bedroom 2: Large double with front aspect views.
 - o Bathroom: Located on the ground floor, recently refurbished with bath and shower above.
 - First Floor:
 - o Bedroom 3: Large double bedroom with multiple aspects
 - o Bedroom 4: Large double bedroom, light and bright.
 - o Shower Room: Modern, stylish, serving the upstairs bedrooms.
- Exterior Features:
 - Front: Driveway providing off-road parking.
 - Rear Garden: Mainly laid to lawn, providing access to the detached double garage.
 - Garage: Substantial detached double garage with a pitched roof, two up-and-over doors, and driveway access from Pine Glen Avenue.
- Location and Amenities:
 - Nearby Facilities: Local general store and access to Ferndown Forest at the end of the road.
 - Schools: Local schools within walking distance.
 - Town Centre: Ferndown town centre is a short drive away, offering a vibrant shopping experience with a mix of independent shops, national retailers like Tesco and Marks and Spencer Food, and a range of amenities including a sports centre, pubs, and restaurants.
 - Leisure: The town features a championship golf course ranked within the top 100 in the UK and Ireland.
 - Connectivity: Conveniently located near market towns such as Ringwood and Wimborne, with good road links to Bournemouth and Poole.



Area Map



Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Creations or misstatements. 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.

Total area: approx. 168.2 sq. metres (1810.5 sq. feet)

Energy Efficiency Rating		
EU Directive 2002/91/EC	Potential	74
	Current	57
England & Wales		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.