



Merryn Mews Princes Road
, Ferndown, BH22 9GH

Asking price £405,000



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STUNNING NEW BUILD - A High Spec, three bedroom, three storey, low energy mews house in an exclusive development of five properties in the centre of Ferndown, Dorset. Key features include fully integrated, high specification kitchens with granite worksurfaces, private rear garden, air source heat pump and integrated sprinkler system on the ground floor.

This deceptively spacious and superbly positioned family home enjoys a convenient location in the heart of Ferndown's town centre.

- Three bedroom modern family home with parking
- Ground floor cloakroom finished in a modern white suite with wash hand basin with vanity storage beneath and tile floor
- Modern kitchen/diner/ open plan lounge incorporating extensive granite work tops, good range of base and wall units, dishwasher, integrated oven, hob and extractor, fridge freezer, tiled/ carpeted floor and double doors leading to garden

First Floor

- Good sized first floor landing
- Bedroom two is a good size double bedroom
- Family bathroom incorporating bath, WC, contemporary wash hand basin with vanity storage beneath, tiled floor
- Bedroom three is a good size single bedroom

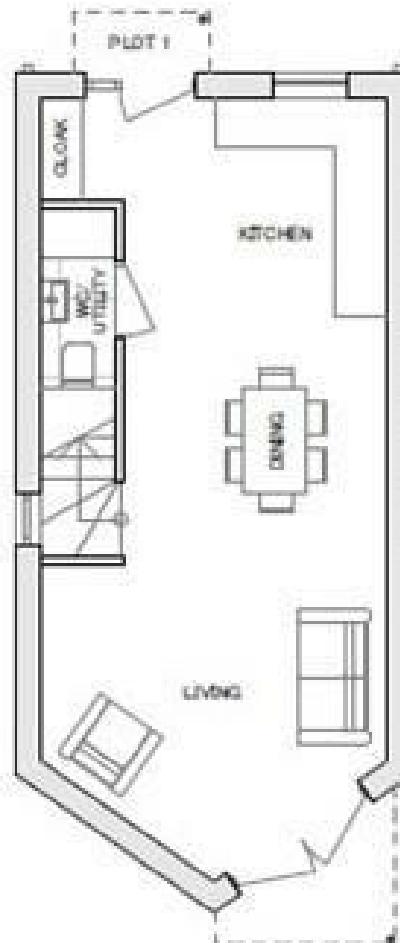
SECOND FLOOR

- Bedroom One is a good size double bedroom with door to
- En Suite bathroom finished in a modern white suite incorporating a panelled corner bath with mixer taps and shower hose, WC, contemporary wash hand basin with vanity storage beneath, tiled floor
- The rear garden is fully enclosed by high timber fencing and is laid to lawn.

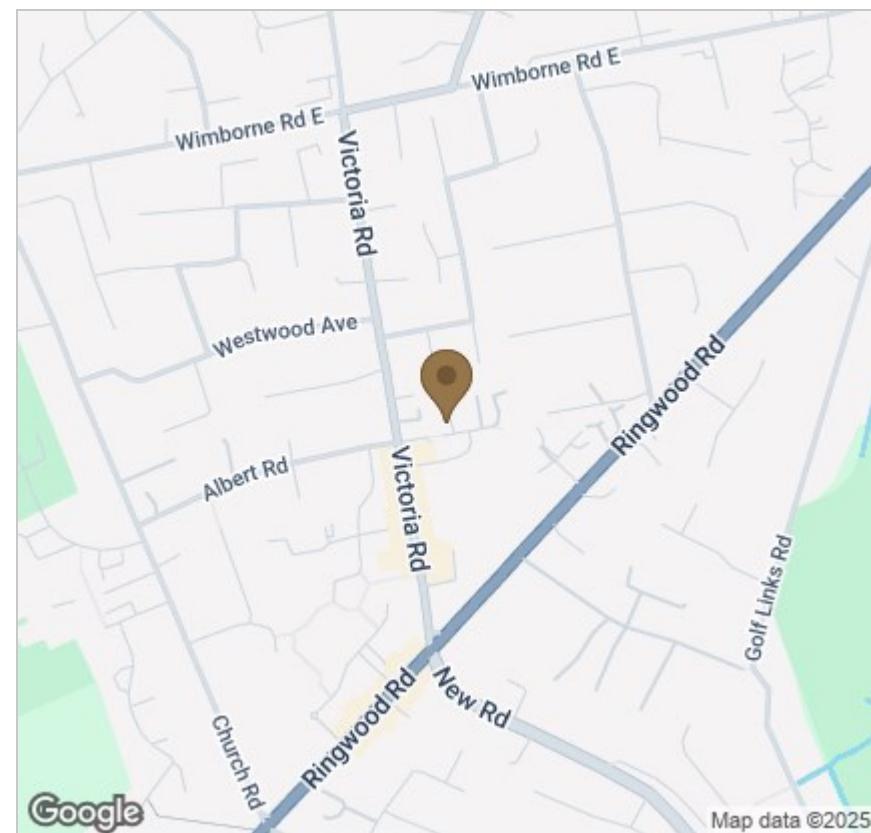




Floor Plan



Area Map



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.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
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		
EU Directive 2002/91/EC		
England & Wales		

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