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DUDSBURY AVENUE  
FERNDOWN, BH22 8DT



# ASKING PRICE £800,000

NO FORWARD CHAIN - A traditional family home boasting a wealth of CHARACTER throughout with features such as elaborate brass handles, picture rails and high ceilings plus great POTENTIAL TO FURTHER EXTEND (STPP) in the loft space and on both sides of the property as the family grows. Situated in a PRESTIGIOUS LOCATION along a premier tree lined road of differing houses of similar ilk, within a short distance of Ferndown town centre and the NEARBY NATURE RESERVES & its many WOODLAND WALKS, HIGHLY COMMENDED SCHOOLS and easy access routes to both Bournemouth and neighbouring market towns of Ringwood & Wimborne. Ferndown town centre has an excellent range of shopping, leisure & recreational facilities including the M&S Food Hall, leisure & fitness centre and theatre/social centre. For the keen golfer, one of Dorset's PREMIER GOLF CLUBS is less than half a mile away.



The property is approached via a large driveway providing parking for numerous vehicles with access to the garage and storm porch, which then invites you into an impressive dual aspect reception hall with a downstairs cloakroom and understairs cupboard.

Downstairs there are two spacious reception rooms. The formal dining room is located to the front of the property with a box bay window providing delightful views over the front gardens and exposed brick fireplace with open fire and quarry tiled hearth and wooden mantelpiece. The living room is another dual aspect room a stone fireplace and inset living flame gas fire. French doors lead out to a covered veranda and paved patio to the rear garden. The large kitchen/breakfast room enjoys a dual aspect overlooking the rear garden with a traditional kitchen fitted with wooden units, plate display and a combination of stone and wooden work surfaces and a Belfast style sink. From the kitchen there is a separate utility room with rear garden access.

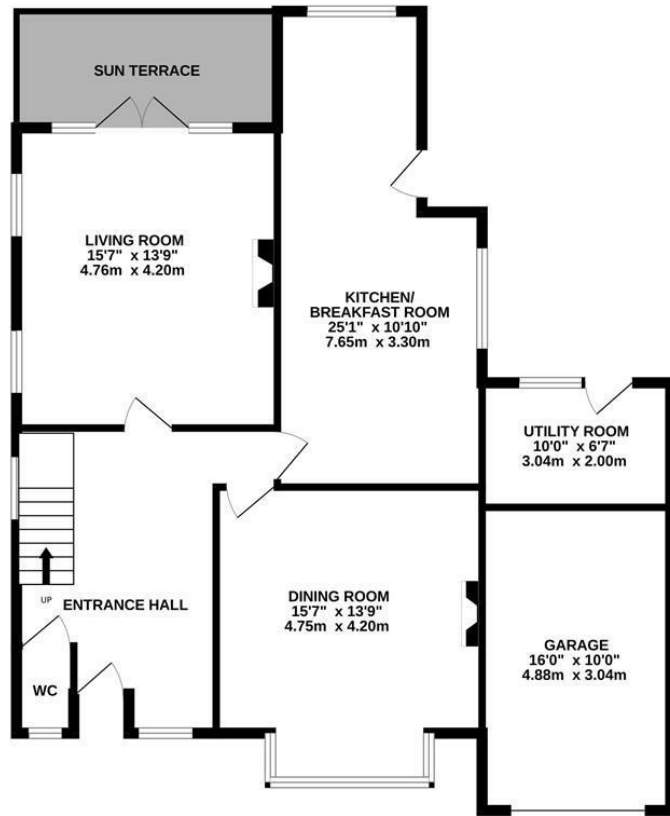
Upstairs the property benefits from four double bedrooms, the master and second bedroom are the largest with feature cast iron fireplaces. The master further benefits from an en-suite shower room with a tiled shower cubicle, semi tiled walls, heritage sink and vanity storage. The other bedrooms are served by a four piece family bathroom with stand alone bath, pedestal wash basin, WC, separate fully tiled shower cubicle and heated towel rail.

Outside a particular feature of this character home is the private and well established south westerly facing gardens. Extremely private, the patio and lawned areas make this a delightful space to entertain or just relax and enjoy the sunny days.

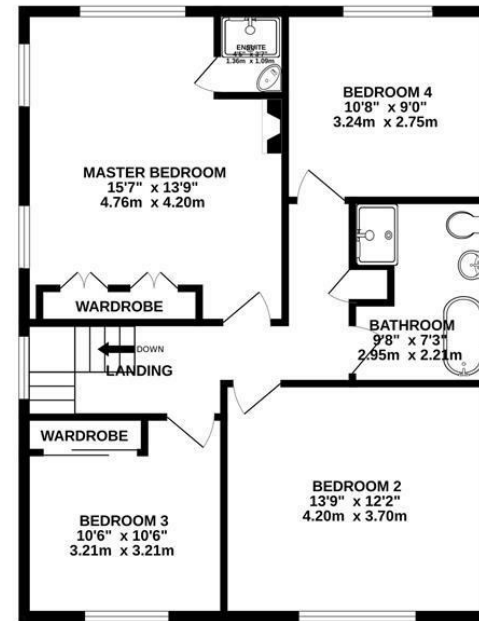
Energy Performance Rating D  
Council Tax Band G



GROUND FLOOR  
1051 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR  
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 1833 sq.ft. (170.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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