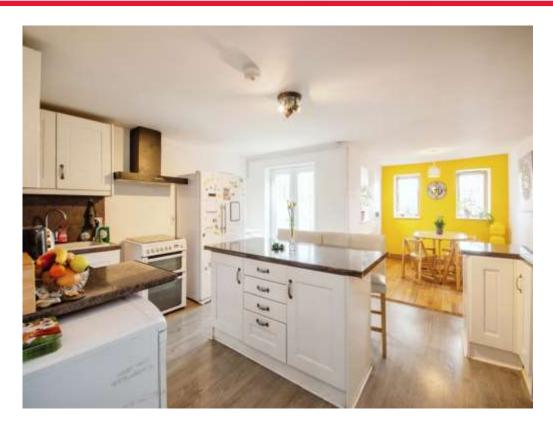


Connells

Humber Road Ferndown







# **Property Description**

Link detached 4 bedroom, 3 bathroom property with a 1 bedroom annex with off road parking for multiple vehicles.

Situated in a quite sought after residential area, Ferndown Town Centre is in easy reach with a variety of shops, cafes, and local amenities.

#### **Entrance Hall**

Doors to all rooms and stairs to first floor.

## Lounge

15' 8" x 9' 8" ( 4.78m x 2.95m )

Open plan with laminated flooring, double glazed side aspect slim windows and understairs storage cupboard.

## Kitchen

15' 6" x 12' 8" ( 4.72m x 3.86m )

Laminated flooring with a range of wall and base units and centre island/breakfast bar with cupboards, space for cooker, extractor fan and hood over, space for fridge freezer and dishwasher and stainless steal sink with drainer.

## **Dining Room**

11' x 8' 1" ( 3.35m x 2.46m )

Laminated flooring with side and rear aspect windows and radiator.

## **Sitting Room**

14' 6" x 7' 6" ( 4.42m x 2.29m )

Carpeted with front aspect aspect double glazed window and TV and telephone point.

#### **Annex Bedroom**

20' 6" x 7' 9" ( 6.25m x 2.36m )

Front door with step down to bedroom with laminated flooring throughout and door to shower room.

#### **Annex Shower Room**

Part tiled with double glazed ceiling to floor window, low level WC, hand wash basin with mixer tap, shower cubical with glass screen, ladder radiator and wall mounted boiler.

## Landing

Doors to all rooms and loft hatch.

#### **Bedroom 1**

13' 5" x 11' 4" ( 4.09m x 3.45m )

Laminated floor with 2 double glazed front aspect windows and door to en suite.

## **En Suite**

Part tiled with low level WC, hand wash basin with mixer tap and vanity unit below and panel bath with mixer tap.

### Bedroom 2

14' 5" x 8' 4" ( 4.39m x 2.54m )

Laminated flooring with front aspect double glazed window and built in sliding door wardrobe.

## Bedroom 3

9' 6" x 7' 2" ( 2.90m x 2.18m )

Carpeted with front aspect double glazed window and built in sliding door wardrobe.

#### Bedroom 4

8' 2" x 6' 3" ( 2.49m x 1.91m )

Laminated flooring with side aspect double glazed window.

## **Bathroom**

Part tiled with low level WC, hand wash basin with mixer tap and vanity unit below and panel bath with mixer tap and glass shower screen.

#### **Attic**

Part Boarded loft space.

#### **Front Garden**

Pebble dash with parking for multiple vehicles and front doors to both main house and annex.

## Rear Garden

Enclosed rear garden mainly laid to lawn with a decked area and 2 garden sheds with mature bushes and trees.

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 861 677 E ferndown@connells.co.uk

37 Victoria Road FERNDOWN BH22 9HT

**EPC Rating: C** 

view this property online connells.co.uk/Property/FDN306005



Tenure: Freehold



<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.