



Humber Road  
Ferndown BH22 8XN

for sale offers in excess of  
**£375,000**



## 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 steel 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 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.











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**EPC Rating: C**

Tenure: Freehold

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