



Connells

The Olde Cottage The Grove
Ferndown



Property Description

DETACHED CHARACTER HOUSE within close proximity to Ferndown town centre. This home boasts a generous lounge with an exposed brick wall, open fire and French doors leading to the garden, ground floor bathroom with four bedrooms on the upper floor and a shower room. Off-road parking to the front of the property with a Southerly facing rear garden.

Entrance Porch

Entrance with tiled floor and front aspect windows.

Lounge

26' MAX x 11' 1" (7.92m MAX x 3.38m)

Front aspect double glazed windows, tiled flooring, feature fireplace with log burner, brick surround with wooden mantle and stairs to the first floor.

Kitchen

15' 6" x 8' 1" (4.72m x 2.46m)

Tiled flooring with rear aspect single glazed window and door to rear garden, sink with drainer and vertical radiator.

Utility Room

8' 8" x 4' 2" (2.64m x 1.27m)

Tiled floor with side aspect single glazed window and space for white goods.

Conservatory

21' 3" x 9' 1" (6.48m x 2.77m)

Side aspect single glazed windows and double doors to garden.

Bathroom

Tiled flooring with frosted side aspect single glazed window, low level WC, free standing roll top bath and hand wash basin.

Bedroom 1

11' 11" x 11' (3.63m x 3.35m)

Carpeted with double glazed side aspect window and radiator.

Bedroom 2

10' 5" x 8' 8" (3.17m x 2.64m)

Side aspect single glazed window and rear aspect circle feature window and radiator.

Bedroom 3

9' 11" x 8' 7" (3.02m x 2.62m)

Carpeted with double glazed rear aspect window and radiator.

Bedroom 4

12' 8" MAX x 8' 3" (3.86m MAX x 2.51m)

Double glazed side aspect window and radiator.

Shower Room

Tiled floor with double glazed side aspect frosted window, low level WC, hand wash basin with mixer tap, vanity unit under and light up vanity mirror over, fully tiled walk in shower cubical with glass shower screen and radiator.

Rear Garden

A generous rear garden mainly laid to lawn with patio area, enclosed with a range of mature trees and bushes and a pond with gated access to the front of the property.

Front Garden

Hardstanding parking for two vehicles with mature bushes and trees.

Outhouse

Outhouse with side aspect single door.









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

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Property Ref: FDN305849 - 0003