



Connells

Fairway View Christchurch Road
Ferndown



Property Description

Fairway View is a unique, small development of just 2 detached houses, 1 detached bungalow and 6 prestigious apartments.

Nestled in the sought-after area of BH22, Fairway View offers a meticulously designed and modern 3-bedroom detached house, perfect for those looking to downsize or purchase their family home, without compromising on luxury and space. Boasting contemporary finishes, spacious living areas, and thoughtful design, this property is a rare find.

Plot 8

The heart of the home is a spacious living area, designed to maximize natural light and encourage effortless entertaining, with allowance for a dining room table, beside the French doors leading to the rear side garden, making this an extremely versatile space. Large sliding doors open from the lounge area, onto a rear private patio, set within a generous, Southerly-facing landscaped garden.

The flooring features underfloor heating throughout with brushed stainless steel sockets and switches complementing the modern aesthetic.

The contemporary kitchen seamlessly blends functionality with style, high-end Neff/Bosch integrated appliances, including a dishwasher, induction hob, fridge-freezer, and

Double fan-assisted oven. There is space and plumbing for a washing machine/dryer.

The modern Taupe and dark wood effect matte slab units have been paired with Quartz worktops, thoughtful storage, including pan drawers, cutlery drawers and wall and base units allow for all essential cook ware and there's an inset stainless steel 1.5-bowl sink with a chrome tap.

For those with children or for sociable events where guest may want to join the chef whilst cooking, the squared front bay allows plentiful space for a dining table and chairs and the wood effect tiled floor blends seamlessly throughout the entrance hallway and ground floor WC.

On The First Floor

The large landing (11.8 x 9.9 Gallery over stairs) gives access to all the bedrooms, a convenient cupboard and the Bathrooms offer seamless contemporary features such as wall hung vanity sinks, concealed cistern WC, wall to ceiling splash back tile detail.

In the ensuite there is a low threshold double shower with glass screen, providing a chrome dual head shower. The wall hung heated towel rails give an alternate heating source and offer the perfect warmer for bath towels. The family bathroom has been fitted with a bath rather than a shower, so all bathing needs are catered for.

Three spacious double bedrooms feature in

this home.

Bedroom 1 delivers an ensuite shower room and is front-facing, with the added benefit of a generous built-in double wardrobe featuring sliding doors.

Bedrooms 2 and 3 have rear-facing aspects over the garden below.

Bedroom 3, has a recess which would be perfect for either a freestanding wardrobe or built in storage, not compromising the space allowance for a double bed.

Location

Situated in a desirable residential area, Fairway View offers the perfect blend of peaceful living and accessibility. The property has close proximity to local amenities, schools, and parks and is well-connected to major transport links for easy commuting. Nearby leisure facilities, including golf courses and nature reserves. The stunning Dorset coastline is easily reached via Mudeford and Christchurch, with golden award winning, sandy beaches, making this the perfect home for those that enjoy outdoor life.

Additional Features

- o Solid internal doors finished in Oak, with chrome fittings throughout.
- o Hallway storage containing underfloor heating and air source pump manifolds.
- o Energy-efficient air source heat pump, eliminating the need for gas.
- o Wood effect tiled flooring throughout the entrance hallway, ground floor WC and

kitchen/breakfast room for a cohesive, low-maintenance finish, with comfort of carpets added to the lounge, stairs and /landing, all of the bedrooms.

Exterior Highlights

The South -facing rear garden offers an uncompromised retreat and tranquillity, shared with your apartment neighbours, with a private patio area accessible via the living room, perfectly positioned to capture the afternoon and evening sun, ideal for entertaining or relaxing.

Parking

Two allocated parking bays, featuring an EV charging point for electric vehicles and further visitor parking, gives plentiful off road parking for occupiers and guests.

Measurements

Entrance Hall Way

Kitchen/Breakfast room - 14.5 x 11.3 max

Lounge/Diner - 22.2 x 20.0 max

Ground floor WC

Bedroom 1 - 14.3' x 10.4' max: Features a built-in wardrobe and private en-suite bathroom.

Bedroom 2 - 13.5' x 12.3' max

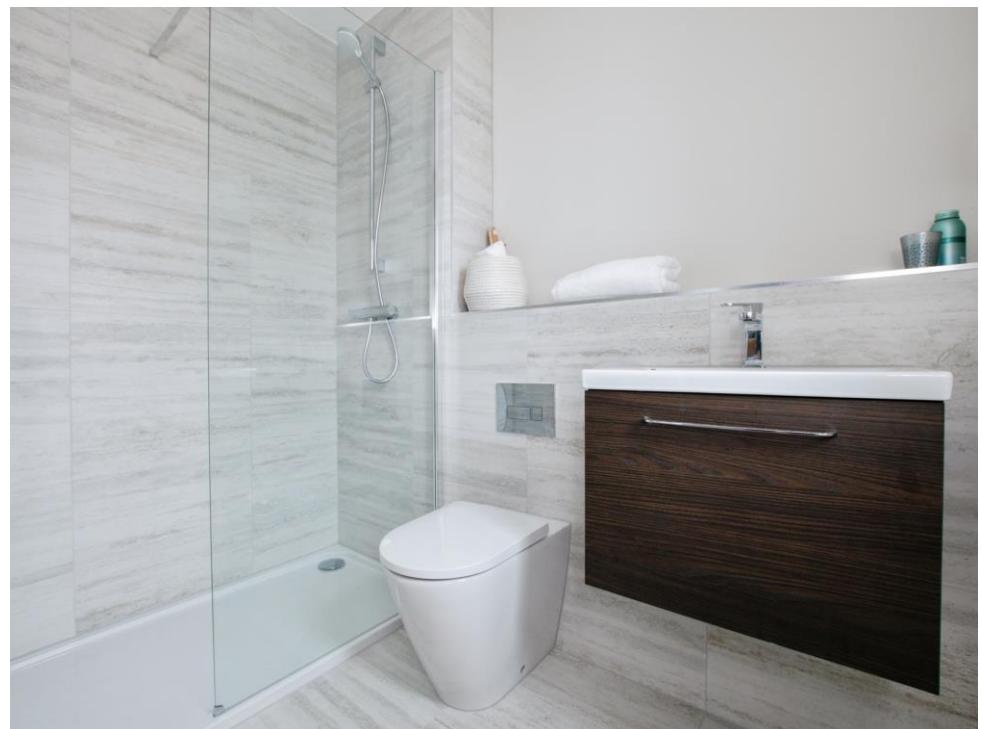
Bedroom 3 - 12.1 x 9.8 max

Family bathroom

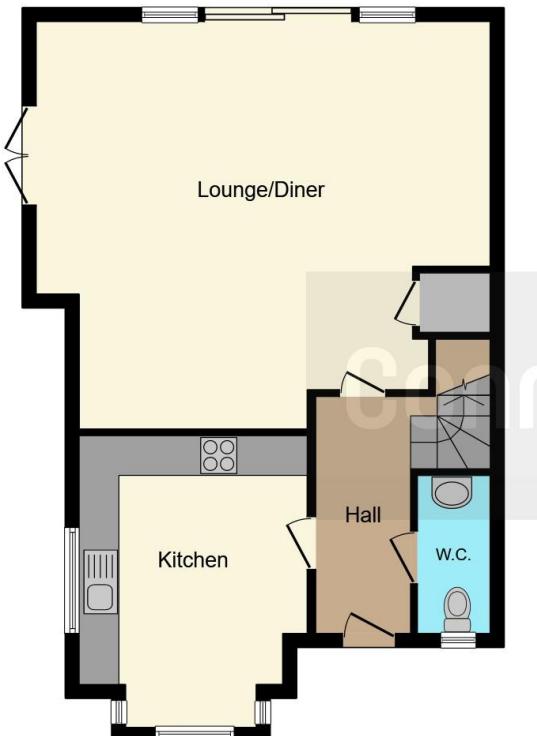
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Ground Floor



First Floor

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EPC Rating:
 Exempt

Tenure: Freehold

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