



**Connells**

Fairway View Christchurch Road  
Ferndown



## Property Description

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

## Plot 9

The heart of the home is a spacious open-plan living area, designed to maximize natural light and encourage effortless entertaining. Large sliding doors open onto a rear patio, overlooking a private, West-facing garden.

The flooring features porcelain tiles throughout with underfloor heating and an inset carpet area defining the lounge, brushed stainless steel sockets and switches complement 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.

Modern taupe and dark wood-effect matte slab units paired with quartz worktops, thoughtful storage, including pan drawers, cutlery drawers, and dual recycling bins, Inset stainless steel 1.5-bowl sink with a chrome tap.

Adjacent to the kitchen, the utility room enhances convenience, matching units to the kitchen with a laminate marble-effect worktop a Blanco stainless steel single sink offers versatility. There is space and plumbing for a washing machine, tumble dryer.

A side door offers access to the rear garden via a side pathway and to the garage.

The Bathrooms offer seamless contemporary features such as wall hung vanity sinks, concealed cistern WC, wall to ceiling tile detail. In the ensuite there is a low threshold double shower with glass screen, providing dual showers for ease of use, one of which is a rainfall shower.

Wall hung heated towel rails give an alternate heating source for these rooms 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 double bedrooms feature in this home.

Bedroom 1 delivers an ensuite shower room and is rear-facing with a door to the garden and patio area. Bedroom 1 and 3 also have the added benefit of built in wardrobes.

Bedroom 2 has a front-facing aspect, with a square bay feature window, adding character

and natural light.

Bedroom 3 has a side/rear-facing window, with a built-in double wardrobe featuring sliding doors.

## 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 Mufedford 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 Porcelain tiled flooring throughout for a cohesive, low-maintenance finish, with comfort of carpets added to all of the bedrooms and a designated lounge area.

## Exterior Highlights

The west-facing rear garden offers privacy and tranquillity. A patio area accessible via the living room and Bedroom 1, perfectly positioned to capture the afternoon and

evening sun, ideal for entertaining or relaxing.

## Parking & Garage

An integrated garage provides secure storage or parking, with access from both the external front and side doors, there is also a link to the internal layout of the home, where an interlocking door can be found in the separate utility room. A driveway with space for 3+ cars, featuring an EV charging point for electric vehicles gives plentiful off road parking for occupiers and guests.

## Measurements

Entrance Hall Way

Bedroom 1 (10.2' x 22.3' max):

Features a built-in wardrobe and private en-suite bathroom.

Bedroom 2 (13.15' x 11.25'):

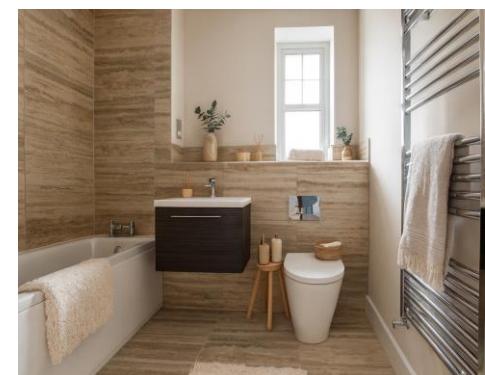
Bedroom 3 (12.82' x 9.42'):

Living/Dining/kitchen - 20.7' x 27.67' max (within which the kitchen area measures 11.08' x 9.2' max)

Utility Room - 6.4' x 10.5

## Please Note

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EPC Rating:  
 Exempt

Tenure: Freehold

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Property Ref: FDN306411 - 0008