



Cherry Grove, Ferndown, Dorset

Asking Price £325,000





Corbin & Co are delighted to offer for sale this Modern Two-Bedroom Detached Family Home in a Prime Location in Ferndown, BH22. Constructed in 2015, this beautifully presented two double-bedroom detached home offers modern living in a highly sought-after location. With a private rear garden, generous off-road parking, and a pleasant wooded outlook, this property is just ½ a mile from Ferndown town centre, making it the perfect choice for those seeking convenience, comfort, and contemporary style.

**Ground Floor:** Open-Plan Kitchen/Lounge/Dining Room: Spanning an impressive 25', this versatile and sociable space is ideal for family living and entertaining. Kitchen Area: Overlooking the front garden, the kitchen features ample work surfaces, a breakfast bar, and integrated appliances, including a built-in oven, hob, and cooker hood. There are recesses for a fridge, freezer, and dishwasher. Stylish wood-effect flooring flows seamlessly through this space. Lounge/Dining Area: Bi-fold doors open onto the private rear garden, flooding the room with natural light. A handy understairs utility cupboard provides additional storage and plumbing for a washing machine. Spacious Cloakroom: Finished in a contemporary white suite, adding practicality and style to the ground floor.

**First Floor:** Two Double Bedrooms: Both bedrooms are generously sized and benefit from fitted wardrobes, providing ample storage. Modern Family Bathroom: This stylish space features a panelled bath with a shower over and glass screen, a WC, and a pedestal wash hand basin. The vaulted ceiling and double-glazed Velux window add a bright and airy feel. Outdoor Space: Rear Garden: Measuring approximately 30' x 15', the fully enclosed garden offers excellent privacy and a tranquil retreat. It includes: A large paved patio area for outdoor dining. An artificial lawn for low-maintenance living. A secondary patio at the far end with outdoor power point perfect for a hot tub, a timber storage shed.

**Front Driveway:** Providing generous off-road parking for two vehicles. **Location Highlights** Ideally positioned for convenience and leisure: Recreation Ground: 100 metres away. Leisure Centre: Just 250 metres away. Ferndown Town Centre: Approximately ½ a mile, offering a wide range of shopping, leisure, and recreational facilities, along with schools for all ages.

**Summary** This modern detached family home combines stylish design with practical features in a prime Ferndown location. With spacious interiors, a secluded garden, and close proximity to local amenities, it's a fantastic opportunity for buyers looking for their next home. To arrange a viewing, contact us today on 01202 519761.

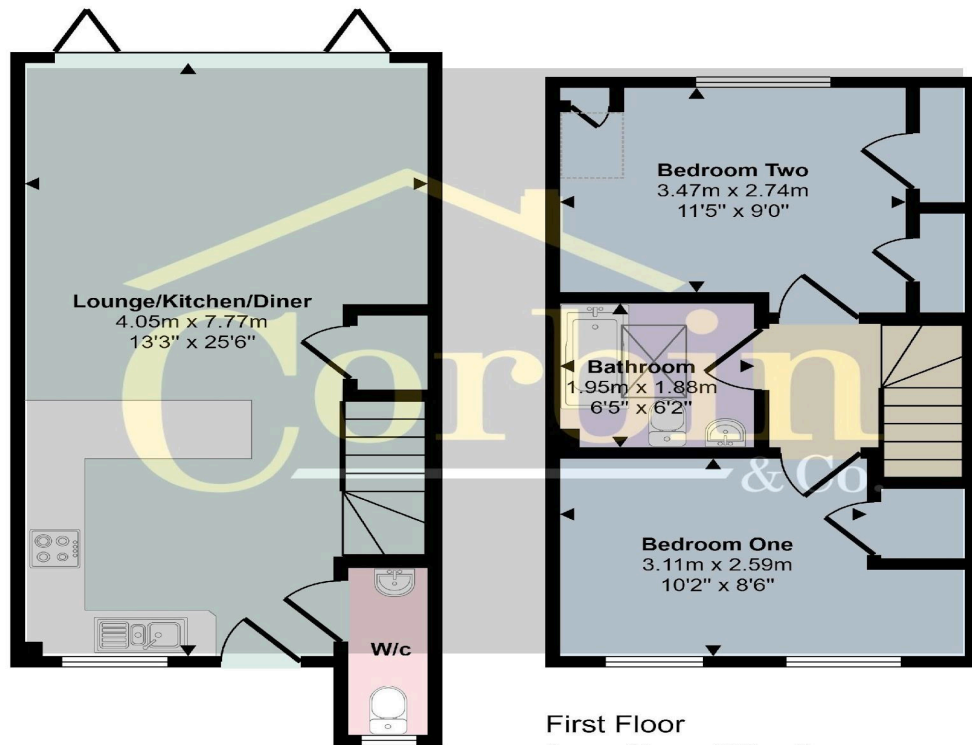








Approx Gross Internal Area  
64 sq m / 684 sq ft



First Floor  
Approx 31 sq m / 331 sq ft

Ground Floor  
Approx 33 sq m / 353 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



## OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4



01202 519761



Corbin & Co , 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB



sales@corbinandco.com

