



9 Lake Farm Close

Longham, Ferndown, BH22 9BP

Price Guide £500,000



Road Map



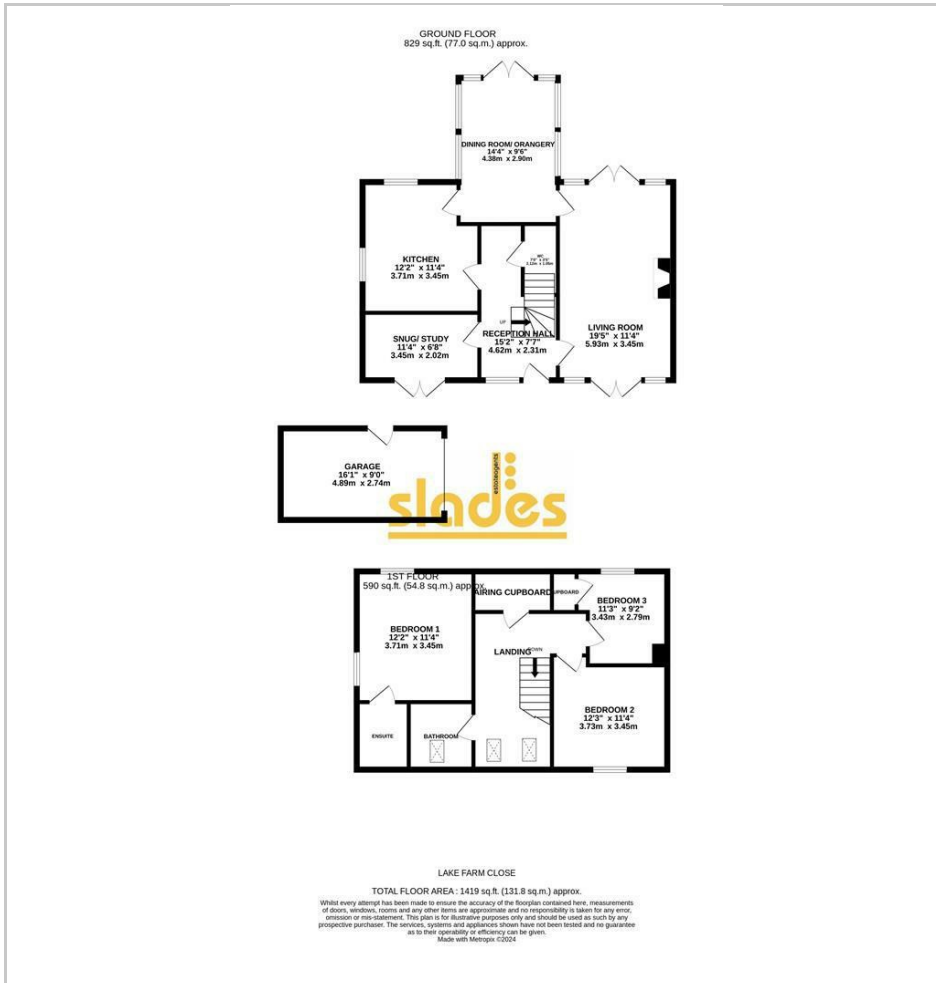
Hybrid Map



Terrain Map



Floor Plan



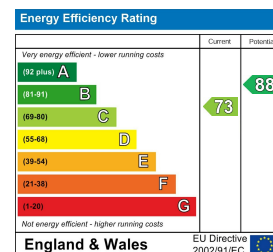
- WELL MAINTAINED COURTYARD DEVELOPMENT
- RURAL SETTING
- WELL PROPORTIONED ACCOMODATION
- 19FT LIVING ROOM
- ORANGERY OVERLOOKING THE PADDOCKS AT THE REAR
- LARGE KITCHEN
- MASTER BEDOOM & ENSUITE
- 2 FURTHER BEDROOMS
- FAMILY BATHROOM
- GARAGE

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**** GUIDE PRICE £500,000 - £520,000 ** We are delighted to offer for sale this delightful 3 bedroom detached FARMHOUSE STYLE property set within this modern development in the picturesque village of Longham**



LAKE FARM CLOSE is a small development of only 10 country homes within an enclosed courtyard. No. 9 is nestled in the furthest corner enjoying a good measure of privacy and extensive rural views. The accommodation with approximate room sizes comprises of a SPACIOUS RECEPTION HALL accessed via a feature wooden door with glazed side panels with under heated ceramic tiled floor (continuing throughout the ground floor), moulded ceiling cornice and two light fittings, smoke alarm and wall thermostat for under floor heating. Doors to

CLOAKROOM

being of a generous size with ceiling cornice and recessed spotlight. Extractor unit and a modern white suite comprising of a close couple WC, pedestal wash hand basin with chrome monoblock tap and tiled splashback. Shaver point.

LIVING ROOM

19'5 x 11'4 (5.92m x 3.45m)

with deep moulded ceiling cornice and two light fittings. TV & lamp sockets. Under heated ceramic tiled floor, dual aspect double glazed doors and windows to both the front and rear elevations. Polished stone fireplace surround with matching backplate and hearth. Adjoining door to

ORANGERY/ DINING ROOM

14'4 x 9'6 (4.37m x 2.90m)

Under heated ceramic tiled floor and part covered ceiling. Surround double glazed windows and fully glazed roof. Television point and lamp sockets. Double glazed casement doors leading onto patio and garden enjoying a southerly aspect and rural views. Two wall light points. Adjoining doors to the kitchen and the living room.

KITCHEN

12'2 x 11'4 (3.71m x 3.45m)

having moulded ceiling cornice with inset spotlights and two further light fittings. Extensive range of matching wall and base level cabinets with square edge working surfaces and tiled splashbacks incorporating a ceramic 1 ¼ bowl single drainer sink unit with food waste disposer and chrome monoblock tap. Four burner gas hob with glass splashback and chimney style extractor hood over. Integrated dishwasher, washing machine, fridge freezer and built in eye level double electric oven, tall larder style cupboard and space for free standing American style fridge freezer. Dual aspect double glazed windows to both the rear and side elevations.

STUDY

11'4 x 6'7 (3.45m x 2.01m)

with moulded ceiling cornice, light fitting, recessed cupboard housing the electric consumer unit and meter. Double glazed casement doors and matching glazed side screens leading to front terrace and garage.

A turned staircase from the reception hall leads to the BRIGHT AND SPACIOUS FIRST FLOOR LANDING with moulded ceiling cornice, inset spotlights, convection radiator with thermostatic valve and two feature roof windows. Wall thermostat for central heating control. Large WALK IN AIRING CUPBOARD housing the high pressure hot water cylinder and useful shelving space. Doors to

BEDROOM ONE

12'2 x 11'4 (3.71m x 3.45m)

having moulded ceiling cornice and inset spotlights. Extensive range of modern floor to ceiling fitted wardrobes with sliding mirrored doors. Convection radiator with thermostatic valve and dual aspect double glazed floor to ceiling windows both affording generous rural views. Adjoining door to

EN SUITE SHOWER ROOM

with moulded ceiling cornice and inset spotlights, extractor unit and fully tiled walls. A modern white suite comprising of a close couple WC, pedestal wash hand basin with chrome monoblock tap and walk in corner shower cubicle with retracting glazed screen and thermostatically controlled shower valve. Ladder style heated towel rail. Ceramic tiled floor.

BEDROOM TWO

12'3 x 11'4 (3.73m x 3.45m)

with moulded ceiling cornice and inset spotlights, convection radiator with thermostatic valve and double glazed window to the front elevation.

BEDROOM THREE

11'3 x 9'2 (3.43m x 2.79m)

with moulded ceiling cornice and inset spotlights, access to PART BOARDED LOFT SPACE. Convection radiator with thermostatic valve and double glazed window with a rural outlook. Recessed wardrobe / storage cupboard.

FAMILY BATHROOM

ceiling cornice and inset spotlights, extractor unit and three quarter tiled walls. Modern suite comprising of a panel enclosed bath with chrome mixer taps and shower

attachment over, hand grips and glazed shower screen. Close couple WC, pedestal wash hand basin with monoblock tap and ladder style heated towel rail. Ceramic tiled floor, shaver point and feature roof window.

OUTSIDE

The courtyard area gives access to a SINGLE DETACHED GARAGE with an up and over door and side trades door. A block paved pathway gives access to the front door. There is a small private patio/ courtyard area between the garage and the Study whilst the REAR GARDEN is a particular feature of the property enjoying a SOUTHERLY ASPECT with views across fields and paddocks. Adjoining the rear of the property there is a good sized patio area and well stocked flower and shrub borders.



