

Beautifully Presented 4-Bedroom Detached House on a Large Plot in a Sought After Location

Tenure: Freehold

Approx 137 sq meters (1474 sq ft)

Approx 0.15 acre Plot

**Lilac House, 19 Albert Road,
Ferndown, Dorset. BH22 9HD**

Price £645,000

- New roof and extensive refurbishment throughout
- Open plan kitchen and living room
- Secluded 98ft south-facing garden
- Open fireplace and wood burner
- Short walk to shops, schools and doctors surgeries
- Double security gates with parking for four cars
- Spacious 6.78m long garage with lighting & electrics
- Ground floor bedroom and shower room

Beautifully renovated and exceptionally versatile, Lilac House is a detached chalet home thoughtfully transformed into a stylish, contemporary family residence, offering spacious accommodation across two floors in a highly convenient location just 3 minutes' walk from Ferndown town centre. Extensively modernised in recent years, this impressive home boasts a substantial two-storey conversion, a new roof, a detached large garage, a new driveway, and an elegant porcelain terrace. Designed for modern family living, Lilac House offers easy access to excellent schools, Doctors surgery including first, middle, and upper, within a short walk, shopping, amenities, and the A31 commuter routes, making it an outstanding choice for families and professionals alike. At the heart of the home lies an impressive open-plan kitchen and living area, complete with a statement central island, a cosy wood-burner, and expansive sliding doors that seamlessly blend indoor and outdoor living with the sun-drenched, south-facing garden. A separate reception/dining room with an open fireplace offers additional flexibility for entertaining or relaxing with family and friends. The accommodation includes four well-proportioned bedrooms—three generous doubles and a versatile single. The ground-floor bedroom is served by a modern shower room, while the remaining bedrooms benefit from a contemporary family bathroom, providing ideal flexibility for families, guests, or multi-generational living. Outside, Lilac House truly excels. The private, south-facing rear garden extends to approximately 98ft, offering a tranquil, unoverlooked haven perfect for relaxation, entertaining, and family time. At the front, secure gated access opens to a generous driveway with ample parking for multiple vehicles, motorhome storage, and a substantial detached garage—catering to all your practical needs. Which can be accessed from a further gate to the rear.

Additional highlights include oak internal doors and staircase, bespoke shutters, efficient gas central heating and a dramatic floor-to-ceiling feature window in the principal bedroom with a view of the garden, adding both comfort and style throughout. This is a rare opportunity to secure a family home on a sought-after leafy road, combining contemporary living, exceptional outdoor space, and an enviable location just a short stroll from Ferndown High Street.



Accommodation:

Entrance Hall: Cupboard and staircase to first floor.

Open Plan Living Area: A spacious and light-filled room featuring a large window and patio doors opening onto the rear garden. Feature fireplace with wood-burning stove, vertical radiator, and laminate flooring.

Kitchen: A large, well-appointed kitchen with a comprehensive range of high-gloss units and beech worktops incorporating an enamel sink. Fitted multi-fuel range-style cooker with extractor hood, space for a dishwasher and tall fridge/freezer. Central island/breakfast bar with pendant lighting and built-in wine cooler. Wide picture window with custom-fitted wooden shutter blinds. Back door leading to the garage and garden.

Sitting Room/Dining Room: Bay window to the front aspect, a feature open fireplace, and new laminate flooring.

Bedroom 4: Large ground-floor double bedroom overlooking the front, finished with matching laminate flooring, currently used as an office and playroom.

Ground Floor Bathroom/Utility Room: Large walk-in shower with thermostatic controls, wall-hung wash basin and WC, oil-filled towel rail, and separate radiator. Utility cupboard with plumbing for a washing machine and additional under-stairs storage.

FIRST FLOOR

Landing: Attractive oak banister with newly fitted carpets.

Bedroom 1: Spacious main bedroom with full-height window overlooking the rear garden, fitted with custom-made wooden shutters. Velux window, generous eaves storage, and ample space for wardrobes.

Bedroom 2: Double bedroom with front aspect, Velux window, custom-made wooden shutters, and generous eaves storage.

Bedroom 3: Single bedroom with front aspect, Velux window, custom wooden shutters, and large eaves storage.

Bathroom: Newly fitted luxury modern suite comprising a panelled bath with thermostatic rain-head and hand-held shower, glass screen, wall-hung vanity unit with LED mirror, WC, and heated towel rail.

OUTSIDE

A gated driveway provides secure off-road parking for 3 vehicles, with a further gated area offering additional parking for a fourth vehicle and access to the rear garden/garage.

Front Garden: The property is accessed through double gates to the driveway. Front garden laid to lawn with hydrangeas, lilac trees, and a variety of plants.

Detached Garage: Newly built garage approximately 16ft in length, featuring an up-and-over door, power and lighting, and a side access door leading directly to the patio and garden.

Rear Garden: A private, south-facing garden measuring approximately 98ft in length, predominantly laid to lawn. Features include mature apple trees, two rare heritage varieties, a Bramley cooker, a productive Joan variety raspberry patch, and additional cultivated beds.

Immediately to the rear of the house is a recently installed large grey porcelain patio, ideal for outdoor dining and entertaining, with ample space for a hot tub and barbecue. Additional features include an outside tap and a double-sided 6ft gate providing access to the front.

Council Tax: 'D' / EPC Rating: C

IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.

Ref W05181



Kitchen with Island Unit



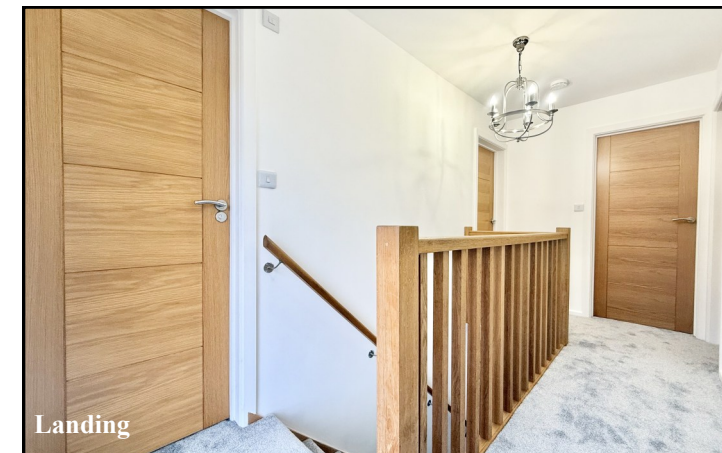
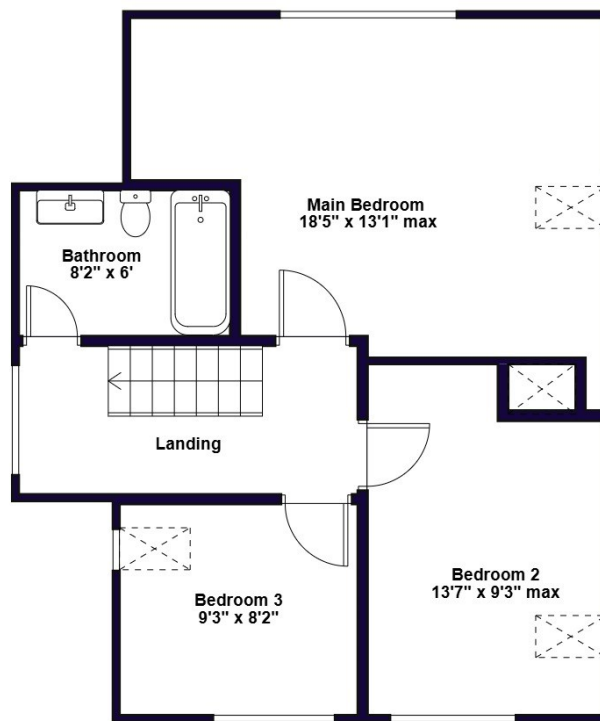
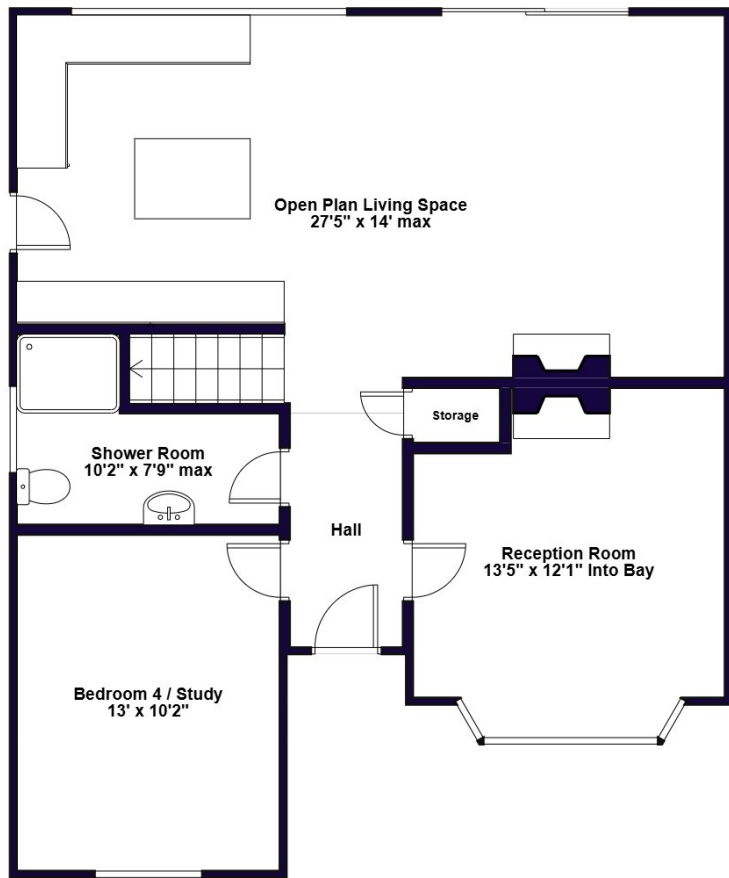
'Open-Plan' Living Space



Open Plan Lounge



Dining Room



This drawing has been prepared for diagrammatic purpose. All measurements are approximate. Not to scale.





Rear Elevation



South Facing Rear Garden



98ft Long Garden



Delightful Garden