



74 Carroll Avenue, Ferndown, BH22 8BP

**£1,750,000**



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Occupying a generous and secluded plot in one of Ferndown's most prestigious private roads, this exceptional five-bedroom detached single story, executive dwelling, offers beautifully appointed accommodation extending to over 3,000 sq ft.

The property has been intelligently enlarged and finished to an impeccable standard throughout, creating a home that perfectly balances contemporary design with practical family living. At its heart lies the impressive 30' open-plan kitchen / breakfast / dining / family room, overlooking the private southerly-facing rear garden—an ideal space for entertaining.

The stunning kitchen has been fitted by Kitchen Elegance and features Quartz worktops, a central breakfast bar with inset sink and Quooker tap, integrated LED lighting and a comprehensive range of Neff appliances including twin ovens, combination oven, warming drawer, induction hob, full-height fridge and freezer, together with a Fisher & Paykel dishwasher.

The separate 21' lounge enjoys a vaulted ceiling, log-burning stove and bi-fold doors opening into the landscaped courtyard, creating a wonderful second reception space.

Five generous double bedrooms are served by four luxurious bath and shower rooms. The principal suite enjoys garden views, a dressing room and a sumptuous en-suite wet room, while two guest bedrooms

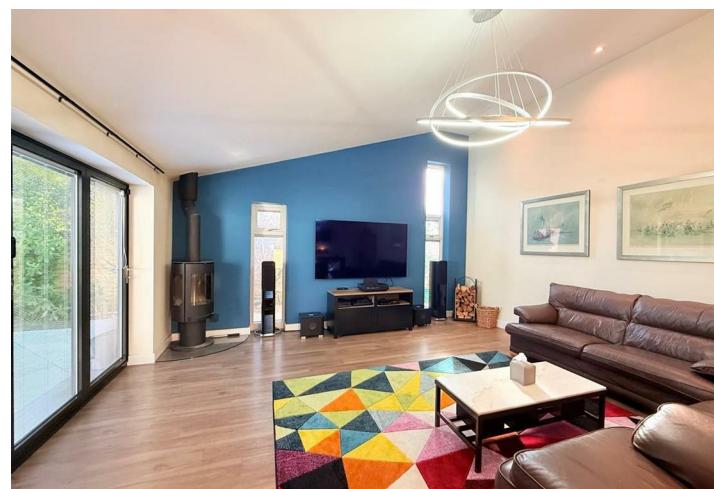
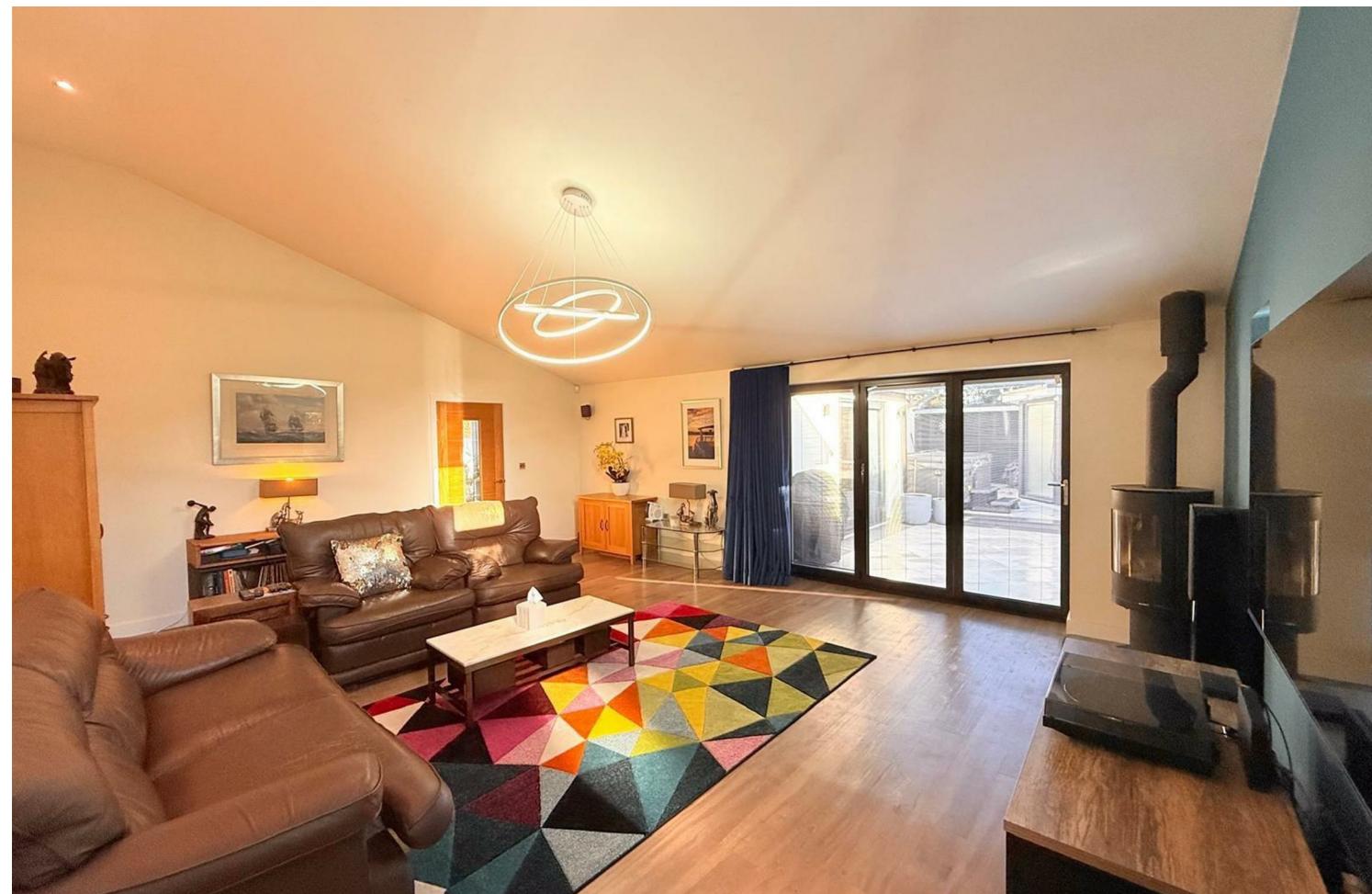
## Outside

The rear garden is a standout feature, enjoying a sunny southerly aspect and excellent privacy. Measuring approximately 85' x 70', it has been thoughtfully landscaped with porcelain paved terraces, manicured lawn and mature shrub borders. A summer house/ garden room with extra storage behind it has been built, perfectly in keeping with the main dwelling and could serve multiple uses.

A 27' heated swimming pool, warmed by an air-source heat pump, sits within a composite decked surround with inset lighting—perfect for summer entertaining.

A separate 50' x 30' courtyard garden provides a fantastic additional entertaining area, complete with hot tub, covered barbecue zone and secluded seating areas with the benefit of a recently constructed games room, featuring bar area which in the agents opinion and subject to any relevant planning consents (STP) would make an ideal annexe with a further adjoining outbuilding being more than ample in size to accommodate an en suite bathroom.

To the front, electronically operated gates open onto an impressive 100' driveway, leading to the detached double garage with remote-controlled door, porcelain tiled floor, plastered walls and mezzanine storage. There is an electric car charging point located near the garage.







Approximate Gross Internal Area  
3703 sq ft - 344 sq m

**STQUINTIN**  
property group

Not to Scale. Produced by The Plan Portal 2026  
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**OUTBUILDINGS**

Swimming Pool  
27'0 x 12'6  
8.23 x 3.81m

Summer House  
12'0 x 10'0  
3.65 x 3.05m

Double Garage  
18'6 x 17'5  
5.64 x 5.30m

Bedroom 3  
16'0 x 13'5  
4.87 x 4.08m

En-suite

WC

Lounge  
21'11 x 17'0  
6.68 x 5.19m

Kitchen/Breakfast/Family/  
Dining Room  
30'8 x 22'8  
9.35 x 6.90m

Utility  
Room

Bedroom 5  
11'7 x 8'9  
3.53 x 2.66m

Bedroom 4  
15'8 x 10'11  
4.77 x 3.33m

Bathroom

En-suite

Dressing  
Room

Guest Bedroom  
12'0 x 10'8  
3.65 x 3.26m

Master Suite  
24'0 x 12'0  
7.21 x 3.65m

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Bar/Games Room  
21'6 x 15'3  
6.55 x 4.65m

WC

En-suite

WC

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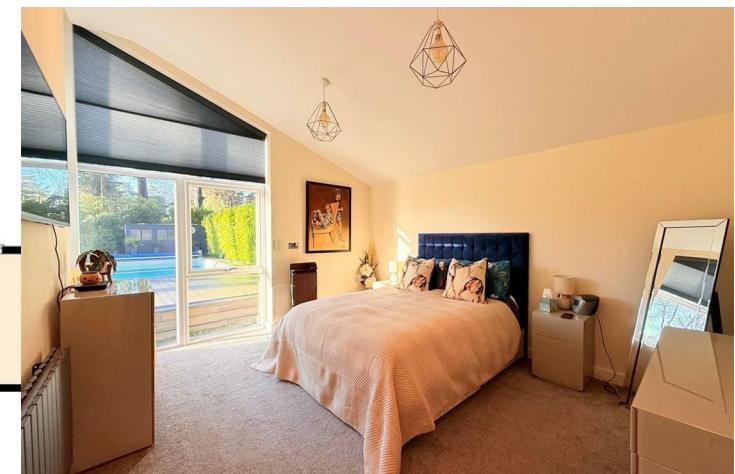
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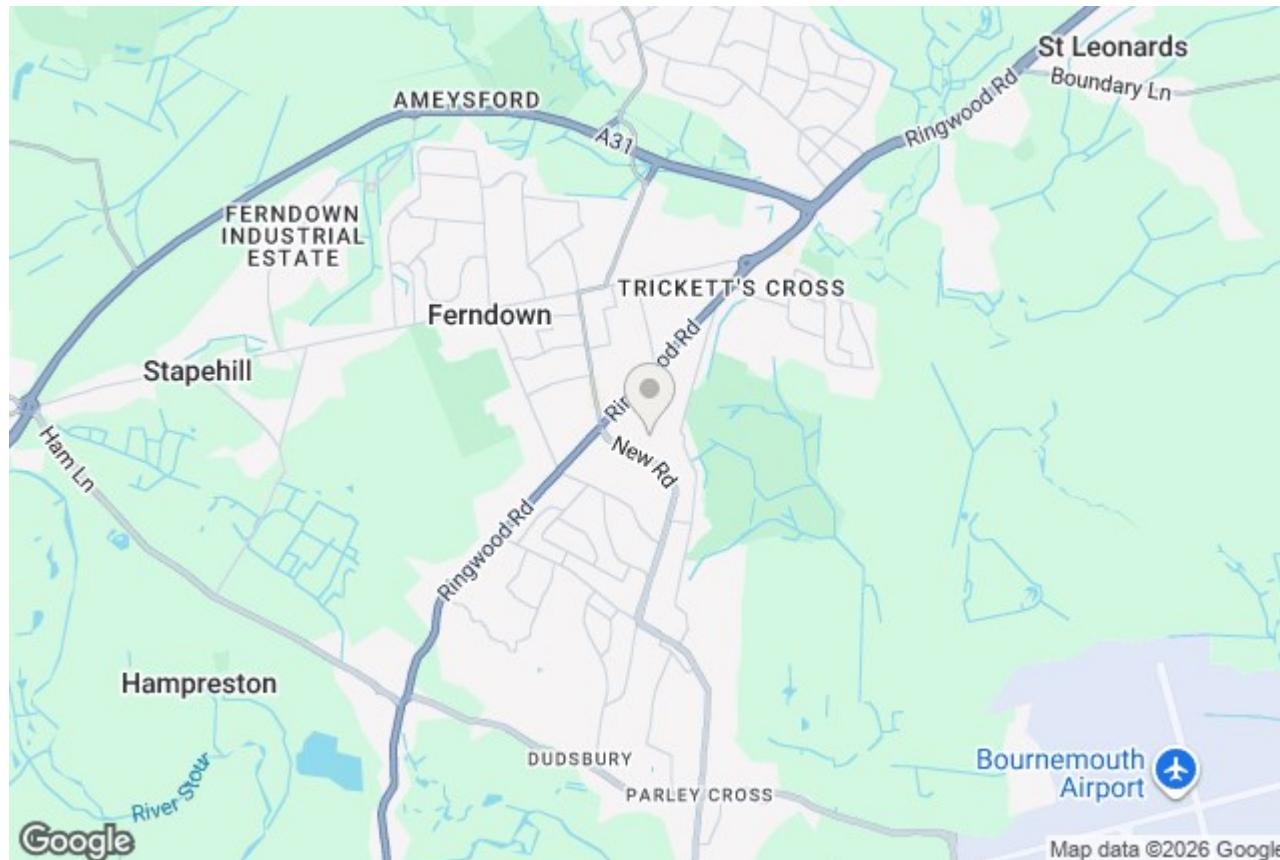
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- Over 3,000 sq ft single-storey home on an approx. 0.4-acre plot
- 22' lounge with vaulted ceiling and bi-fold doors
- Two further en-suite bedrooms
- Southerly-facing rear garden
- Private courtyard garden with hot tub and adjoining games room (suitable for annexe conversion)
- Spectacular 30' open-plan kitchen / breakfast / family / dining room
- Principal suite with dressing room and en-suite wet room
- Two additional double bedrooms (1 transformed into a luxury office)
- 27' heated swimming pool
- Prime position within 600 metres of Ferndown town centre







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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