

438a Ringwood Road

, Ferndown, BH22 9AY

Guide price £400,000

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A stunning two double bedroom cluster-style house, forming part of an attractive boutique development set well back from Ringwood Road. The property offers stylish, low-maintenance accommodation together with its own private southerly-facing rear garden, allocated parking and vacant possession.

The development itself has a particularly attractive mature entrance combined with a modern architectural feel. Being positioned well back from the road creates a surprisingly peaceful setting with minimal traffic noise, whilst still being within easy walking distance of Ferndown town centre.

On entering the property, the hallway provides access to the first floor and into the modern fitted kitchen.

The kitchen is fitted with a range of contemporary base and eye-level units, sink unit, built-in oven and hob and space for additional appliances. This is semi-open-plan to the impressive lounge/dining room, creating an excellent social and entertaining space.

The lounge/dining room is particularly generous in size and benefits from attractive modern flooring, with double-glazed doors leading into the orangery.

The orangery is of part-brick and part-uPVC construction with a solid roof and enjoys an attractive outlook across the private rear garden, providing an additional reception area that can be enjoyed throughout the year.

Also situated on the ground floor is a useful cloakroom with WC and pedestal wash hand basin with mixer taps.

A modern stairlift has been installed and, in our opinion, is worth retaining as it potentially opens the property up to buyers who may be considering bungalow living but are not yet ready to move into completely single-storey accommodation.

On the first floor there is a large airing/storage cupboard, two good-sized double bedrooms and a modern family bathroom comprising large walk in shower, wash hand basin and WC.

























Both bedrooms are genuine doubles, offering generous proportions and pleasant outlooks across the development and surrounding grounds.

Outside

The property benefits from its own private southerly-facing rear garden, designed with low maintenance in mind.

The garden is predominantly laid to attractive grey stone with a central ornamental paved patio feature, providing an ideal area for outside seating and entertaining without the upkeep associated with a traditional lawned garden.

There is also an allocated off-road parking space with the property together with two visitor parking spaces within the development.

Location

438A Ringwood Road is conveniently positioned within walking distance of Ferndown town centre, which offers an excellent range of shops, cafés, restaurants, leisure facilities and gymnasium.

The nearby A31 provides excellent access towards Bournemouth, Poole, Southampton and the wider motorway network, making the property particularly convenient for those needing to travel towards London. Mainline railway services and Bournemouth Airport are also within easy reach.

Agent's Note

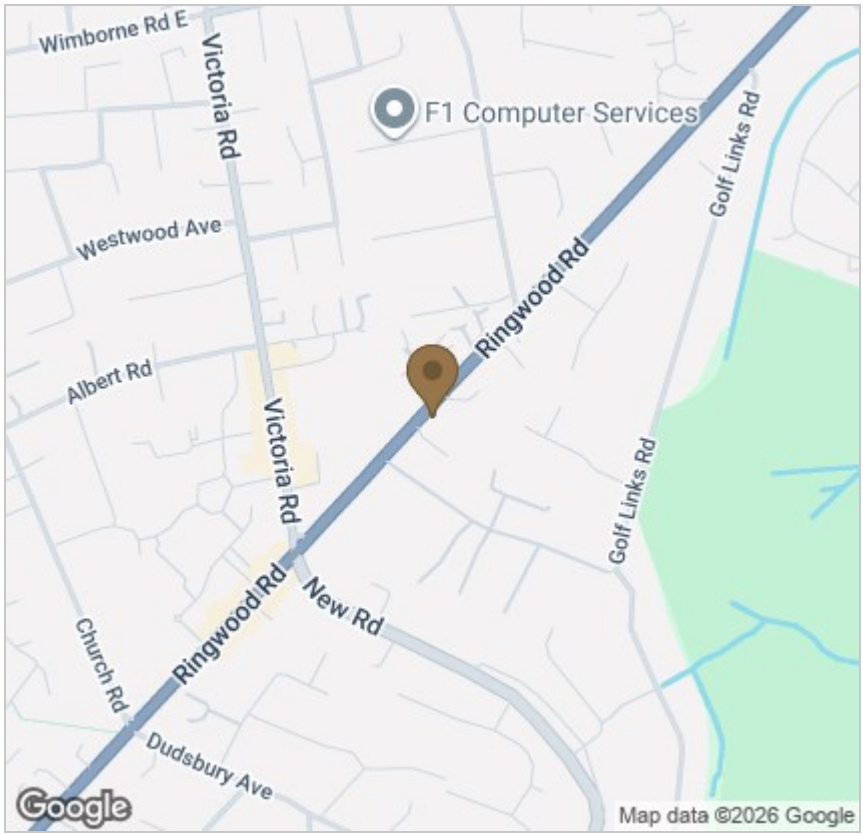
Having previously sold two of the other cluster houses within this development, we have first-hand experience of the appeal of both the properties and their setting.

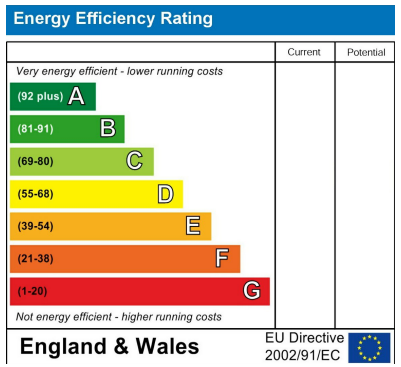
The mature entrance, modern architectural design and secluded position have consistently proved popular with buyers.

With indications suggesting that a neighbouring property could command a value in the region of £500,000 in today's market, we consider a Guide Price of £400,000 – £425,000 to represent excellent value for money.

The property is offered with vacant possession and early viewing would be strongly recommended.

Area Map





Viewing

Please contact our StQ Property Group Office on 01202877123
if you wish to arrange a viewing appointment for this property or require further information.

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