

EDWARDS
ESTATE AGENTS

DORSET AVENUE

FERNDOWN, BH22 8HL



GUIDE PRICE £490,000

- Potential to modernise
- Detached house
- Spacious & versatile accommodation
- 4/5 double bedrooms
- 3 receptions
- Family bathroom & shower room
- Oversized detached garage
- Private well stocked garden with fruit trees
- Private reinforced concrete driveway
- Large shed

This impressive detached chalet offers a wealth of space and potential for the discerning buyer. With four generously sized double bedrooms and three reception rooms, this property is perfect for families seeking room to grow or those who enjoy entertaining.







The layout includes two bathrooms, providing convenience for busy households. While the property requires modernisation, it presents an excellent opportunity to create a home tailored to your personal taste and style. The spacious and versatile interior allows for a variety of living arrangements, making it adaptable to your needs.

Step outside to discover a private, well-stocked garden, complete with fruit trees, offering a tranquil retreat for relaxation or outdoor activities. The oversized detached garage is a notable feature, boasting ample height for a boat or high-rise vehicle, alongside a large shed for additional storage.

Conveniently located within walking distance to local amenities, bus stops, and schools, this property is ideally situated for families and commuters alike. This is a rare opportunity to acquire a substantial home in a sought-after location, ready for you to make it your own.

Additional Information
Energy Performance Rating: D
Council Tax Band: E
Tenure: Freehold
Agents Note: There is no certificate of compliance for the loft as this was done in approximately 1985
Flood Risk: Very low but refer to gov.uk, check long term flood risk
Flooded in the last 5 years: No
Conservation area: No
Listed building: No
Tree Preservation Order: No
Planning Proposals: Planning permission has previously been granted for the property opposite to replace the existing building with two smaller properties.
Parking: Private driveway, triple garage and mains power cable delivered to the drive in anticipation of creating a charging point, cable only
Utilities: Mains electricity, mains gas, mains water
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website





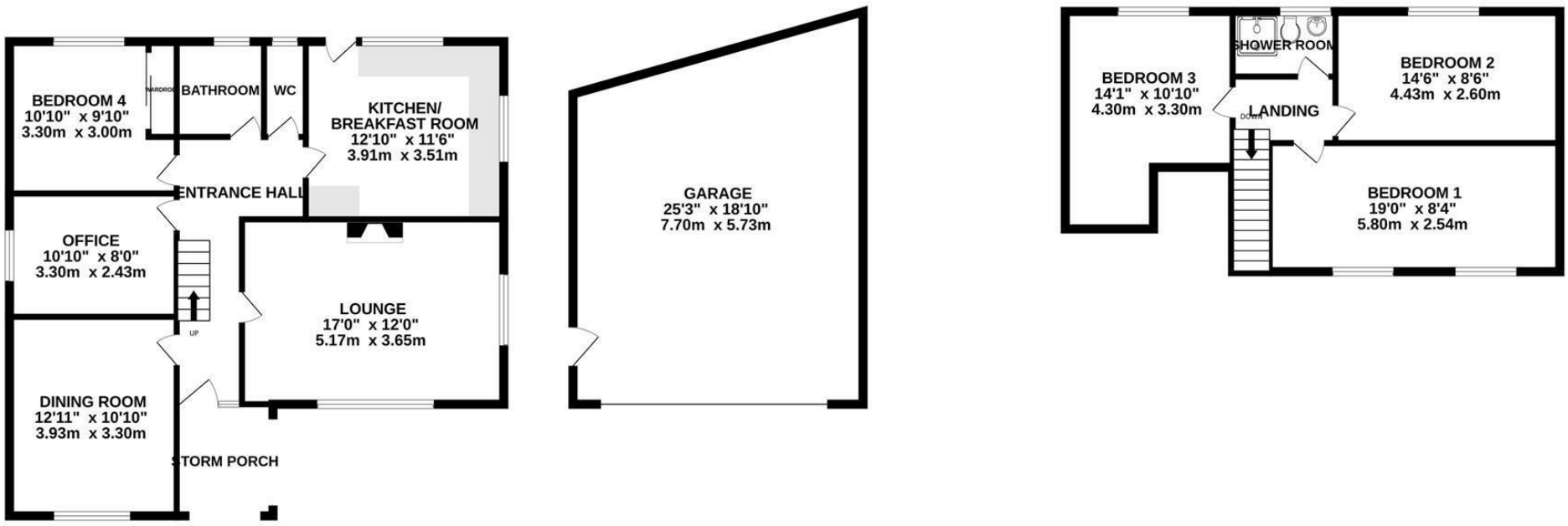






GROUND FLOOR
1299 sq.ft. (120.7 sq.m.) approx.

1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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