



KENSINGTON DRIVE
FERNDOWN, BH22 8GE



OFFERS IN EXCESS OF £425,000

- Exceptional detached family home
- Approximately 2 years old
- Sought after location
- Modern throughout
- Immaculately maintained
- 3 well proportioned bedrooms
- Private ensuite shower room & family bathroom
- Impressive sized sitting room
- Front and rear gardens
- Good commuter links, schools & shops

This exceptional three-bedroom detached house is part of the esteemed Bellway Artisan Collection, the property is just two years old and has been meticulously maintained, ensuring a high standard of living throughout.

As you approach the home, you are greeted by a neat and inviting frontage. Step inside to discover spacious, light-filled interiors that are thoughtfully designed for contemporary family living. The accommodation features three well-proportioned bedrooms, including a principal suite complete with a private en suite shower room. A stylish main family bathroom serves the other bedrooms, providing comfort and convenience.



The living spaces are designed with both comfort and functionality in mind. The impressively sized lounge offers a perfect retreat, while the well-appointed kitchen is ideal for everyday living and entertaining. It boasts a range of modern wall and base units, integrated appliances, and a breakfast bar area, with double doors leading to the rear garden, creating a seamless flow between indoor and outdoor spaces, there is also a separate utility room.

The property also caters to modern lifestyles with the addition of an EV charging point. Outside, the low-maintenance gardens provide inviting areas for children to play or for relaxing on sunny days. The front garden features a path leading to the front door, complemented by mature trees and gated side access to the rear garden, which is enclosed and mainly laid to artificial lawn with flower beds and a patio area.

This home enjoys a superb location, just a short stroll from a variety of local shops and well-regarded schools, making it ideal for families and professionals alike. Excellent transport links in the area ensure easy commuting while maintaining a peaceful neighbourhood atmosphere. This property truly offers a wonderful blend of modern convenience, comfort, and an appealing location.

Additional Information

Energy Performance Rating: B

Council Tax Band: E

Tenure: Freehold

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

Parking: Private driveway & EV charging

Utilities: Mains electricity, mains gas, mains water

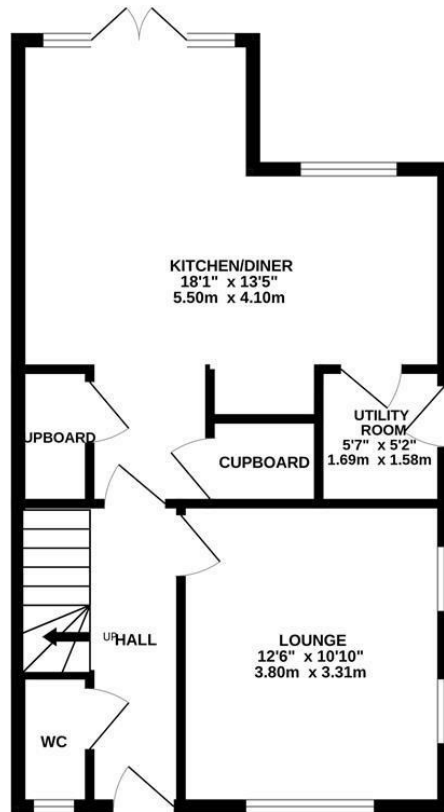
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

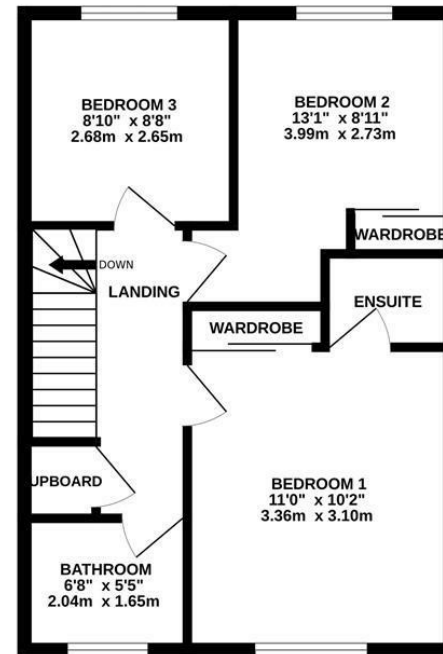
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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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Ferndown Office

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