



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.

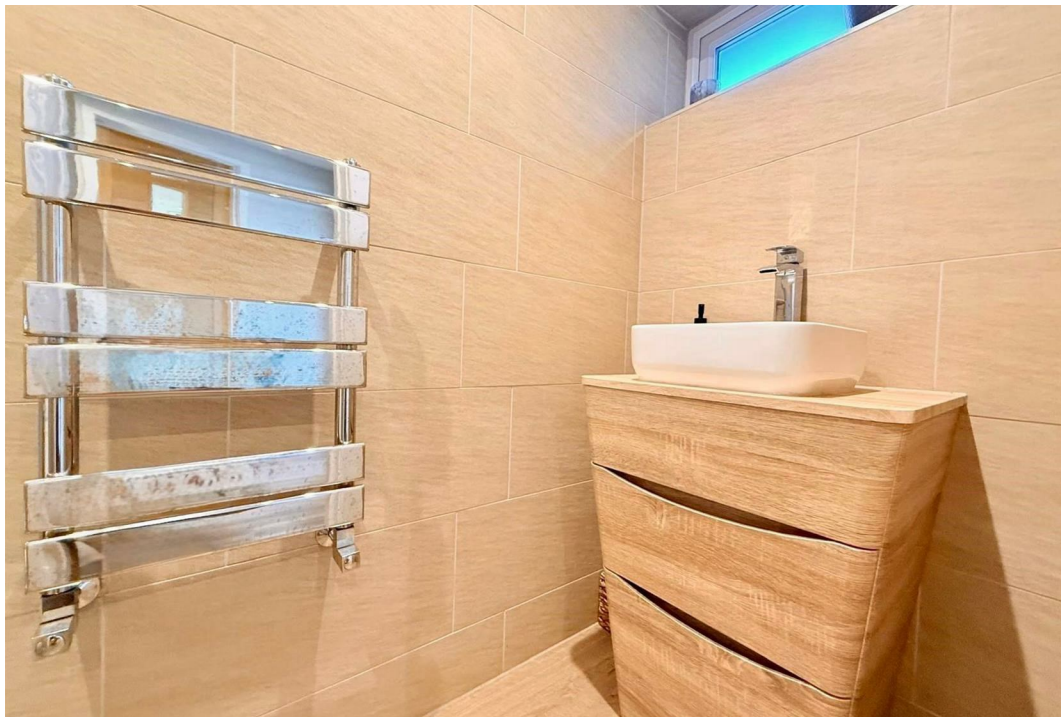
A separate 50' x 30' courtyard garden provides a fantastic additional entertaining area, complete with hot tub, covered barbecue zone and secluded seating areas with the benefit of a recently constructed games room, featuring bar area which in the agents opinion and subject to any relevant planning consents (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.












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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