



Connells

Cedar Way
Ferndown



Property Description

Connells Ferndown are delighted to present this Signature detached home, which is perfectly situated in the sought-after town of Ferndown. Offering generous accommodation of over 2000 sqft, the versatile layout includes four well-proportioned bedrooms, an office ideal for working from home, a luxurious family bathroom, and an en suite shower room for added comfort. Outside, the property offers off-road parking and a double garage.

Set within a peaceful residential area, this desirable home feels worlds away from the everyday hustle, yet remains just a short distance from Ferndown town centre. The location places you squarely in the catchments for renowned Ferndown Schools, making it an excellent choice for families. A variety of everyday amenities are conveniently close by, including the popular M&S Foodhall.

One of the unique aspects of this property is its direct access onto a protected nature reserve, providing breathtaking vistas and a haven for wildlife enthusiasts. The well-loved Castleman Trailway, as well as Moors Valley Country Park, are also nearby perfect for family adventures, cycling, hiking, and picnics. Outdoor enthusiasts will truly appreciate the wealth of green spaces on the doorstep.

Getting around couldn't be easier, with bus routes just a short walk away offering quick connections to Bournemouth, Poole and Wimborne. These vibrant towns feature an

array of shops, bars, restaurants and leisure activities, enhancing your lifestyle still further.

Entrance Hall

Wooden flooring with front aspect door and window and radiator.

Lounge

Carpeted front aspect double glazed window and rear aspect doors to conservatory, TV point, feature fireplace with mantle and radiator.

Conservatory

Tiled flooring with 180 degree double glazed windows and double doors to rear garden, ceiling fan and sliding doors to lounge.

Dining Room

Carpeted with rear aspect double glazed sliding doors to rear garden and radiator.

Kitchen/Diner

Tiled flooring with double glazed rear aspect windows, range of wall and base units, 4 ring gas hob with extractor fan and hood over, double eye level oven, integrated dishwasher and fridge/freezer, stainless steel sink with drainer and mixer tap, breakfast bar area, door to utility -

Utility Room

With a range of wall and base units, stainless steel sink with drainer and mixer tap, space for washing machine and tumble dryer and door to rear garden.

Office

Wood floor with front aspect double glazed window, a range of built in storage and radiator.

Bedroom 1

Carpeted with a front aspect double glazed window, 2 double built in wardrobes with mirrored doors and radiator.

En Suite

Tiled flooring and fully tiled walls, low level WC set within a vanity unit, hand wash basin with mixer tap, walk in shower with glass sliding shower door and radiator.

Bedroom 2

Carpeted with a front aspect double glazed window, built in wardrobe and radiator.

Bedroom 3

Carpeted with a rear aspect double glazed window, built in wardrobe and radiator.

Bedroom 4

Carpeted with a front aspect double glazed window and radiator.

Bathroom

Rear aspect double glazed window, tiled floor and fully tiled walls, low level WC, hand wash basin with mixer tap and vanity unit below and light up mirror over, bath with mixer tap, walk in shower and radiator.

Front Garden

Hardstanding parking, space for motor home or a boat with front garden laid to lawn with path to front door and a range of mature trees and bushes and front access to the double garage with up and over double doors.

Rear Garden

Part patio and mainly laid to lawn with a range of beautifully kept mature bushes, shrubs and flowers.

Double Garage

Up and over doors with power and light.

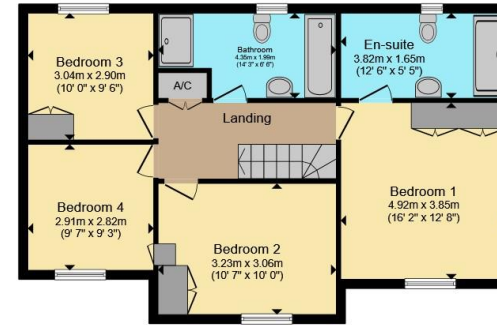








Ground Floor



First Floor

Total floor area 201.6 m² (2,170 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01202 861 677
E ferndown@connells.co.uk

37 Victoria Road
 FERNDOWN BH22 9HT

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/FDN306569



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: FDN306569 - 0004