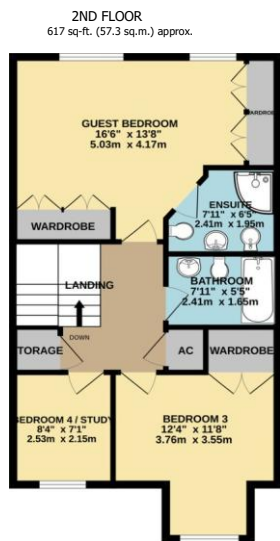
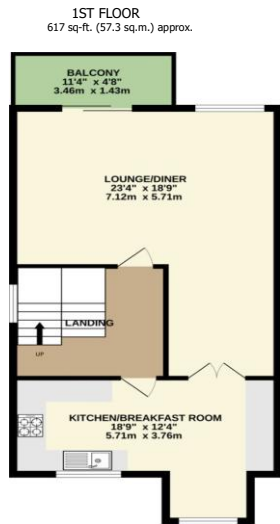
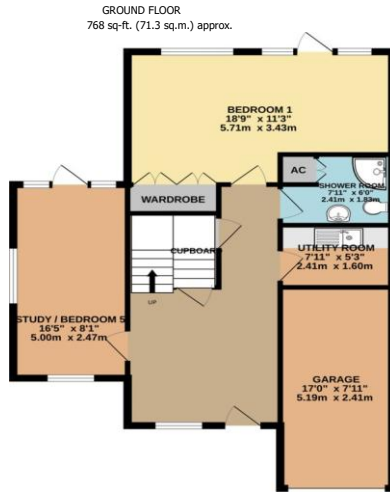


11 Evening Glade
Golf Links Road
Ferndown BH22 8DB

Price **£675,000** Freehold



A SUPERBLY PRESENTED FOUR/FIVE BEDROOM, THREE BATHROOM TOWN HOUSE SITUATED IN A HIGHLY SOUGHT AFTER PRESTIGIOUS ROAD ADJACENT TO FERNDOWN GOLF COURSE AND BOASTING ELEVATED VIEWS OF THE 7TH GREEN AND 8TH FAIRWAY. NO FORWARD CHAIN.



TOTAL FLOOR AREA : 2002 sq.ft. (185.9 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.

GROUND FLOOR

- * **ENTRANCE HALLWAY**
- * **BEDROOM ONE 18'9" X 11'3" (5.71m x 3.43m)**
 - * **SHOWER ROOM 7'11" X 6' (2.4m x 1.83m)**
- * **BEDROOM FIVE/STUDY 16'5" X 8'1" (5.0m x 2.47m)**
 - * **UTILITY ROOM 7'1" X 5'3" (2.41m x 1.6m)**

FIRST FLOOR

- * **KITCHEN/BREAKFAST ROOM 18'9" X 12'4" (5.71m x 3.76m)**
 - * **LOUNGE/DINER 23'4" X 18'9" (7.12m x 5.71m)**
 - * **BALCONY 11'4" X 4'8" (3.46m x 1.43m)**

SECOND FLOOR

- * **BEDROOM TWO 16'6" X 13'8" (5.03m x 4.17m)**
- * **EN SUITE SHOWER ROOM 7'11" X 6'5" (2.41m x 1.95m)**
- * **BEDROOM THREE 12'4" X 11'8" (3.76m x 3.55m)**
- * **BEDROOM FOUR/STUDY 8'4" X 7'1" (2.53m x 2.15m)**
- * **FAMILY BATHROOM 7'11" X 5'5" (2.41m x 1.65m)**
 - * **DRIVEWAY FOR TWO CARS**
- * **INTEGRAL SINGLE GARAGE WITH ELECTRICALLY OPERATED DOOR 17' X 7'11" (5.19m x 2.41m)**
 - * **PRIVATE LANDSCAPED GARDENS**
- * **SUPERB VIEWS FROM THE REAR TOWARDS FERNDOWN GOLF COURSE**
 - * **OUTSTANDING PRESTIGIOUS LOCATION**
 - * **NO FORWARD CHAIN**







ABOUT THIS PROPERTY

Evening Glade is a select development of individual townhouse style homes, ideally positioned within the prestigious and highly sought after Golf Links Road, Ferndown. This particular home is one of the largest on the development and arguably has the most sought after position due to the views of the adjoining championship golf course.

The well planned and proportioned accommodation is set out over 3 floors, offers a degree of versatility and is generally presented in excellent condition throughout. The principal reception room and living area is positioned on the 1st floor, with rear facing lounge opening through to the dining room boasting elevated views of the 7th green and 8th tee, particularly evident from the balcony. The kitchen/breakfast room is also on this floor, comprehensively fitted and with space for a stand alone table and chairs.

The bedrooms are split between the ground floor and the 2nd floor. The ground floor lies host to a rear facing guest bedroom suite with adjacent shower room facilities as well as double doors leading directly to the private gardens. There is a further bedroom [5] which has been utilised as an occasional lounge and would also make a lovely office; this room also provides direct garden access and is an extension of the original house. A utility room completes the ground floor with door giving access to the integral garage.

The 2nd floor is occupied by 3 further bedrooms including the Master Bedroom with en-suite shower room and wardrobes, a separate family bathroom, bedroom 3 and 4 which doubles as a hobbies room/study. All rooms positioned at the rear of the house afford golf course views to some degree, the best of the views evident from the 1st and 2nd floor rooms.

Further benefits include a private garden, which has been thoughtfully landscaped with ease of maintenance in mind, enjoying a high degree of privacy and seclusion particularly when considering the properties close proximity to local shops and amenities. The single integral garage is accessed via an electrically operated up and over garage door, and there is a parking available in the form of a private driveway for 2 cars.

Golf Links Road has long been regarded as one of the areas finest and most sought after residential addresses. The road is home to Ferndown's famous championship private members course with its manicured fairways and slick greens complemented by the Allis Course named after legendary commentator Sir Peter Allis who was once a member.





Ferndown itself has a popular and cosmopolitan town centre with a broad range of shops and amenities including a large Tesco supermarket and Marks & Spencer Food. Road links in and out of the town are excellent.

DIRECTIONS:

From Broadstone roundabout follow Dunyeats Road and the A349 north to join the A31. Continue on the A31 until you reach Golf Links Road in Ferndown, then follow it to Evening Glade.

COUNCIL TAX: Band G Dorset Council.

ENERGY EFFICIENCY RATING: Band C

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R2098