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Draft Particulars



**Superb 5-Bedroom House in Wonderful Location**

**Tenure: Freehold      Approx 230 sq meters (2476 sq ft)**

**44 Carroll Avenue,  
Ferndown, Dorset. BH22 8BP**

**Price £975,000**

- Spacious Entrance Hall with Cloakroom
- Large Lounge leading to Conservatory
- Superb Kitchen & Utility Room
- Dining Room
- 5 Good Bedrooms
- En-Suite Bathroom
- Family Bathroom PLUS Separate Shower Room
- Private Garden with Summerhouse
- Excellent 'Off-Road' Parking & Double Garage
- Wonderful Location near to amenities

Beautifully presented detached house, built circa 1990, occupying a wonderful location close to Ferndown Town Centre & a short walk from the renowned Ferndown Golf Club. The property offers, spacious well-planned accommodation with generous room dimensions including a superb kitchen, 3 large reception room & 3 bathroom. Outside, the house is approached via a wide driveway providing ample 'off-road' parking & an integral double garage. The gardens are of a manageable size and enjoy a good degree of privacy and a sunny aspect. Viewing recommended!

**Approximate Room Dimensions & Brief Description:**

**Spacious Hall:** Cloaks cupboard. Hardwood flooring. Storage cupboard. Stairs to first floor.

**Cloakroom:** Modern suite comprising vanity wash basin & WC.

**Through Lounge:** Feature fireplace with gas fire fitted. Wall light points. Square bay window.

**Conservatory:** Ceramic tiled floor. Double doors to garden.

**Kitchen:** Good range of high quality oak floor and wall cupboards with granite worktops. Built-in Neff oven & Neff oven/microwave. Inset electric induction hob & extractor hood above. Integrated dishwasher. Inset LED spot lights. Door to:

**Utility Room:** Matching high quality kitchen cupboards & granite worktop. Integrated fridge/freezer. Plumbing for washing machine. Cupboard housing gas boiler. Inset LED spot lights. Stable style door to garden. Door to integral garage.

**Dining Room:** Generous space for dining suite. Serving hatch to kitchen.

**Family Room:** A good-sized room with pleasant outlook over front garden.

**FIRST FLOOR**

**Spacious Landing:** Hatch to insulated roof space with ladder & light fitted. Airing cupboard. Storage cupboard. Access to large eaves storage space.

**Bedroom 1:** PVCu double-glazed window overlooking rear aspect.

**En-Suite Bathroom:** Comprising panelled bath with mixer tap & shower attachment. Vanity wash basin & WC. Chrome heated towel rail. Fitted storage cupboards. Inset LED spot lights.

**Bedroom 2:** PVCu double-glazed window overlooking rear aspect.

**Bedroom 3:** PVCu double-glazed window overlooking front aspect. Recessed double wardrobe.

**Bedroom 4:** PVCu double-glazed window overlooking front aspect.

**Family Bathroom:** Comprising panelled bath with mixer tap & shower attachment. Vanity wash basin & WC. Chrome heated towel rail. Inset LED spot lights.

**Bedroom 5:** PVCu double-glazed window overlooking rear aspect. Ideal office space.

**Shower Room:** Large corner shower cubicle with thermostatic shower. Pedestal wash basin & WC. Chrome heated towel rail. Inset LED spot lights.

**Gas Central Heating (system untested).** PVCu Double-Glazing, PVCu soffits, fascias & gutters.

**Wide Block Driveway** providing excellent off-road parking with secure electric gates to front boundary.

The front garden has recently been landscaped with attractive wall to front boundary, heading and lawn.

**Rear Garden:** Delightful rear garden predominantly laid to lawn with a large paved patio, surrounded by mature shrubs & evergreens and high quality fencing. In all, enjoying a good degree of privacy & sunshine. Garden Chalet

**Council Tax Band 'G'      Energy Rating 'C'**



Superb Kitchen



Granite Worktops



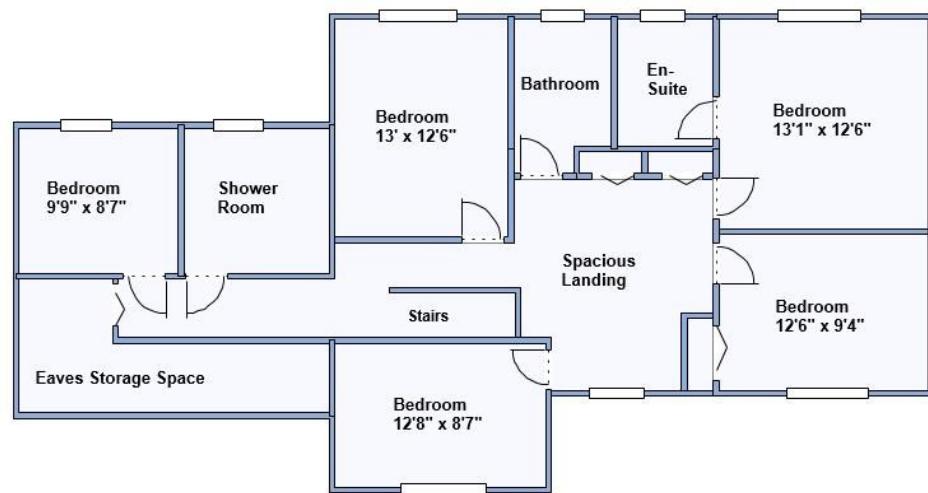
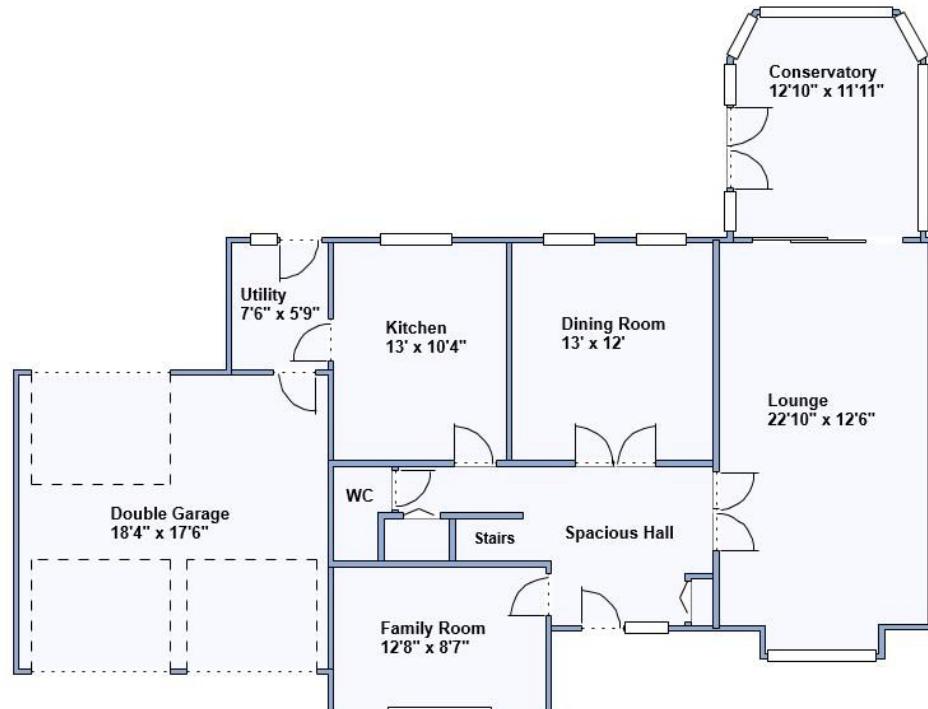
View over Rear garden



Utility Room



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04913



This drawing has been prepared for diagrammatic purpose.  
All measurements are approximate. Not to scale.





Spacious Hall



Conservatory



Lounge



Family Room



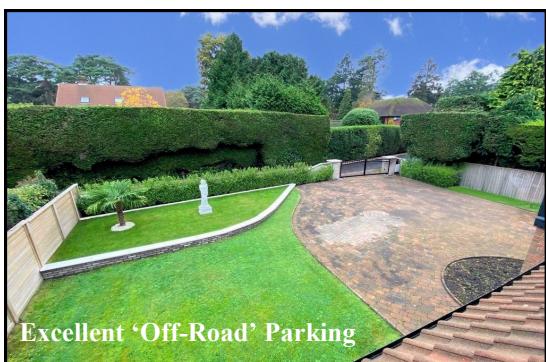
Delightful Rear Garden



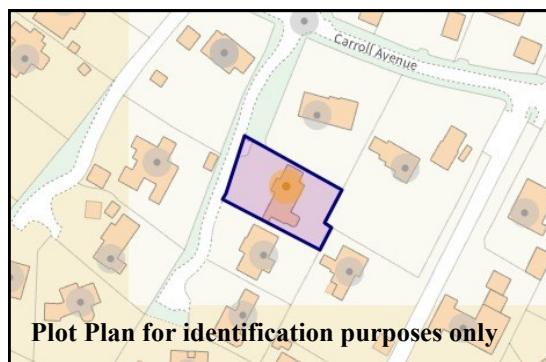
En-Suite Bathroom



Shower Room



Excellent 'Off-Road' Parking



Plot Plan for identification purposes only



Wonderful Setting