



HIVE



19 MONKTON CLOSE  
FERNDOWN  
BH22 9LL



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*Agent's introduction*

An exceptional, virtually new detached family home offering just under 3,000 sq ft of beautifully finished accommodation, created by a professional builder to an outstanding specification throughout.





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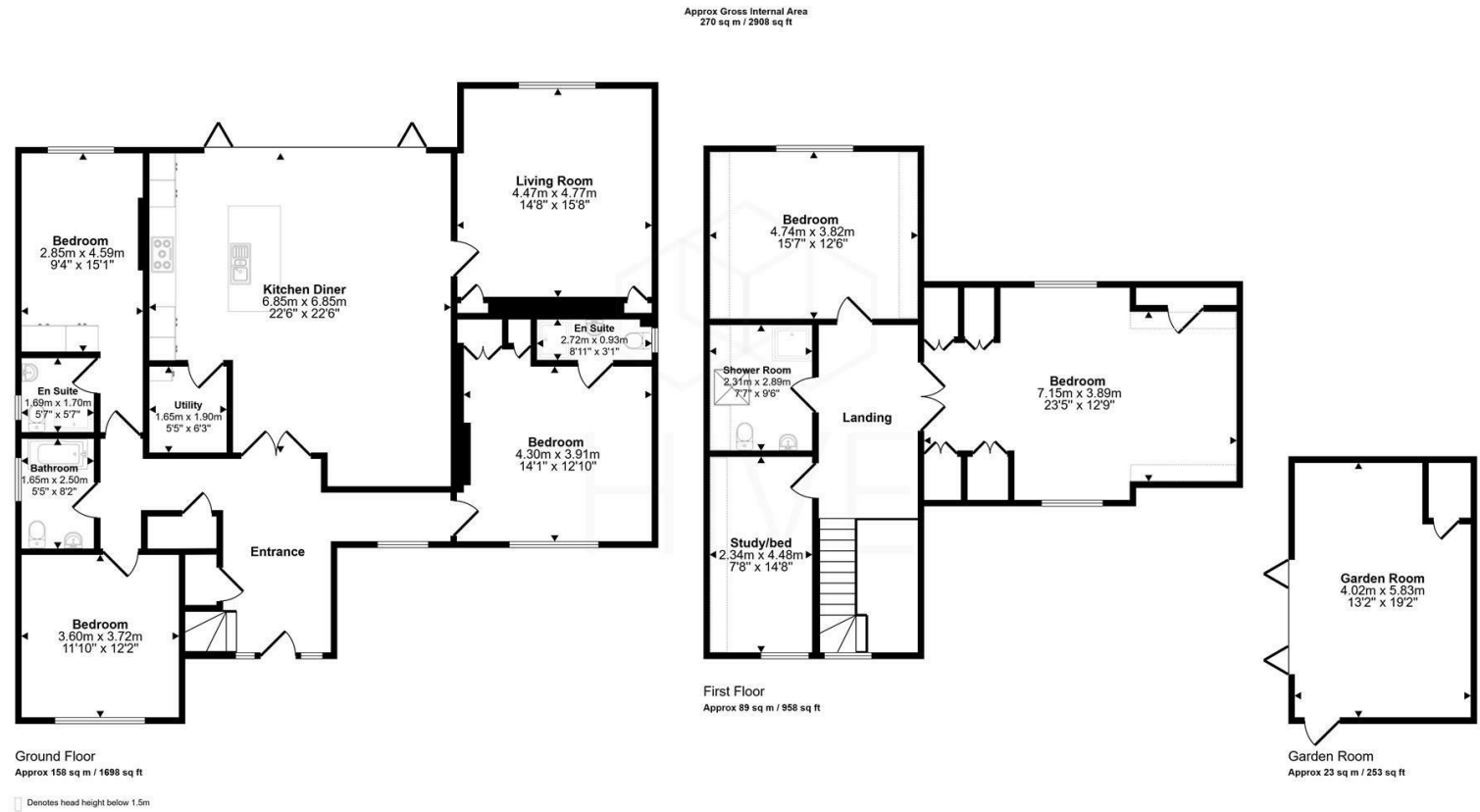
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## *Property highlights*

- Stunning virtually new individual detached family home
- Approx. 3,000 sq ft of high specification accommodation
- Extensively rebuilt and remodelled by the current owner/builder
- Impressive vaulted reception hall with galleried landing
- Superb open-plan kitchen / dining / family room with bi-fold doors
- Underfloor heating to the whole ground floor via air source heat pump
- Five / six bedrooms with multiple en-suites and luxury bathrooms
- South-facing rear garden with large patio, garden room and outdoor kitchen
- Remote gated entrance with block paved driveway for numerous vehicles
- Easy level walking distance to Ferndown town centre



# Floor plan and EPC



## Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



  
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