

EDWARDS
ESTATE AGENTS



FINE & COUNTRY
Homes from Edwards

Heather Drive
FERNDOWN, BH22 9SD

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£675,000

- Premier cul de sac location
- Spacious and flexible accommodation
- Living room with log burner
- Stunning conservatory
- Contemporary kitchen/diner
- Ground floor bedroom + En-suite
- Insulated office/garden room
- Double garage

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Fine and Country Homes from Edwards are pleased to bring to the market this beautifully presented and attractive individual four double bedroom chalet style residence enjoying a small and highly desirable cul de sac location.

Covered outside storm porch and entrance door leads into an impressive and spacious reception hall which has a 'Karndean' tile effect floor, double doors welcome you into the lounge where your eyes are immediately drawn to the large log burner set upon a slate hearth. The room is finished with engineered wood flooring, two windows to side aspect, French doors and full height side windows flow through to the fantastic and very large conservatory with a pitched glazed roof and engineered wood flooring, double doors lead out to the rear garden.

The stunning open plan kitchen/dining room is the heart and hub of this home, the kitchen area is finished with the matching Karndean flooring following through from the reception hall and has a stylish contemporary range of Mocha coloured units with cream work surfaces, large central island unit, Stoves Range style cooker with 7 gas burners, two ovens and warmer, feature cooker hood over, space for American style fridge/freezer, space for dishwasher, a breakfast bar area separates the kitchen from the dining area which has engineered wood effect flooring, both the kitchen and dining area have windows with views over the rear garden. There is a separate utility room and door to the integral garage.

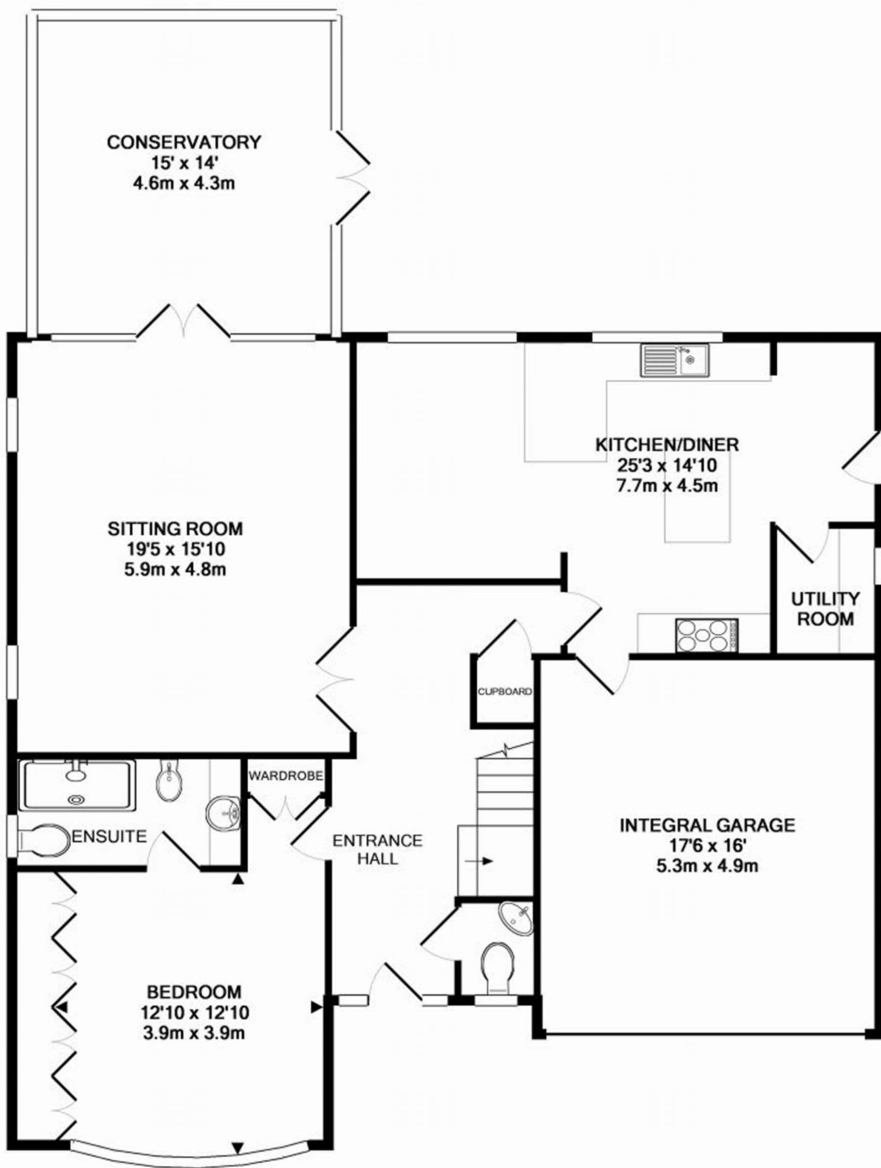


Also on the ground floor is bedroom two/guest bedroom which is a large double bedroom with a range of fitted wardrobes and drawers, feature bay window to front aspect. This room enjoys the benefit of a fully tiled luxurious en-suite shower room. Also on the ground floor you can find a useful downstairs cloakroom.

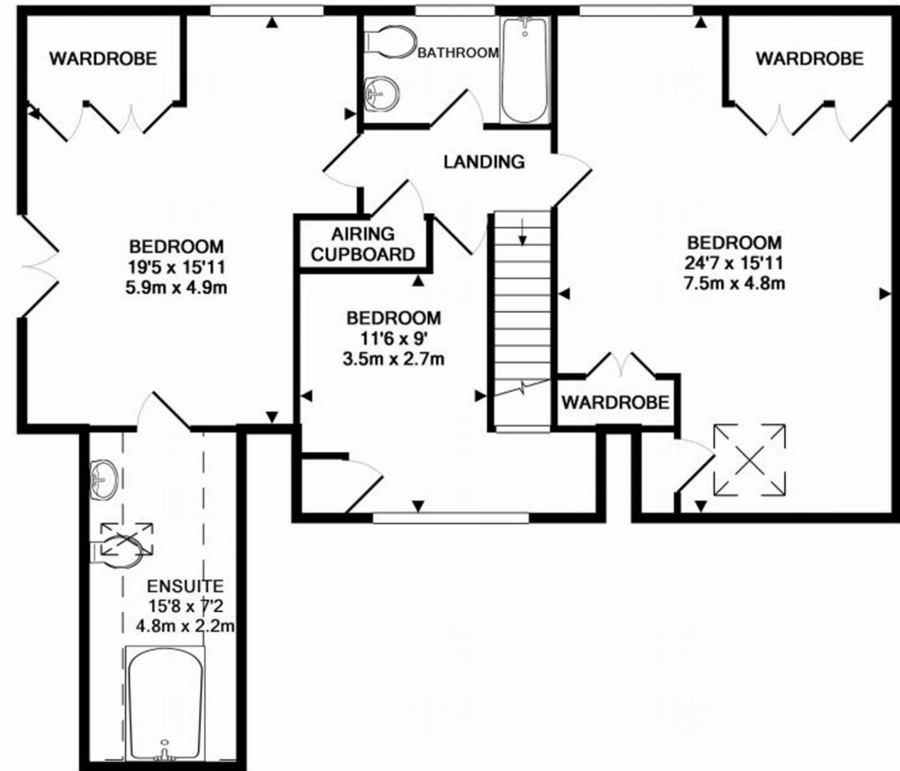
Upstairs is the exceptionally spacious master bedroom which enjoys a double aspect with French doors and Juliet balcony to the side aspect and window to rear aspect with delightful views, this bedroom has built in wardrobes and an exceptionally spacious modern en-suite bathroom with an extra large bath and tiled floor. Bedroom two is also a fantastic sized room with dual aspect and velux window to the front and window with views to the rear, this bedroom also benefits from an extensive range of built in wardrobes. Bedroom three is also a good size double bedroom with built in wardrobes and window to front aspect. These bedrooms are serviced by the fully tiled family bathroom with three piece white suite.

Outside the property is approached by a double width brick paviour driveway leading to the integral double garage with remote controlled door, power and light, connecting door to the utility room. The front garden has been landscaped for minimal maintenance with quality artificial grass and gravel borders. The rear garden enjoys a westerly aspect with a pleasant sylvan backdrop, large paved patio area immediately adjacent to the rear of the property which leads out to the artificial grass lawned area. To the rear of the garden is a fully insulated office/garden room which is being utilised as an office/gym.
ENERGY PERFORMANCE RATING - D

Exceptional service from an exceptional estate agency



GROUND FLOOR
APPROX. FLOOR
AREA 1578 SQ.FT.
(146.6 SQ.M.)

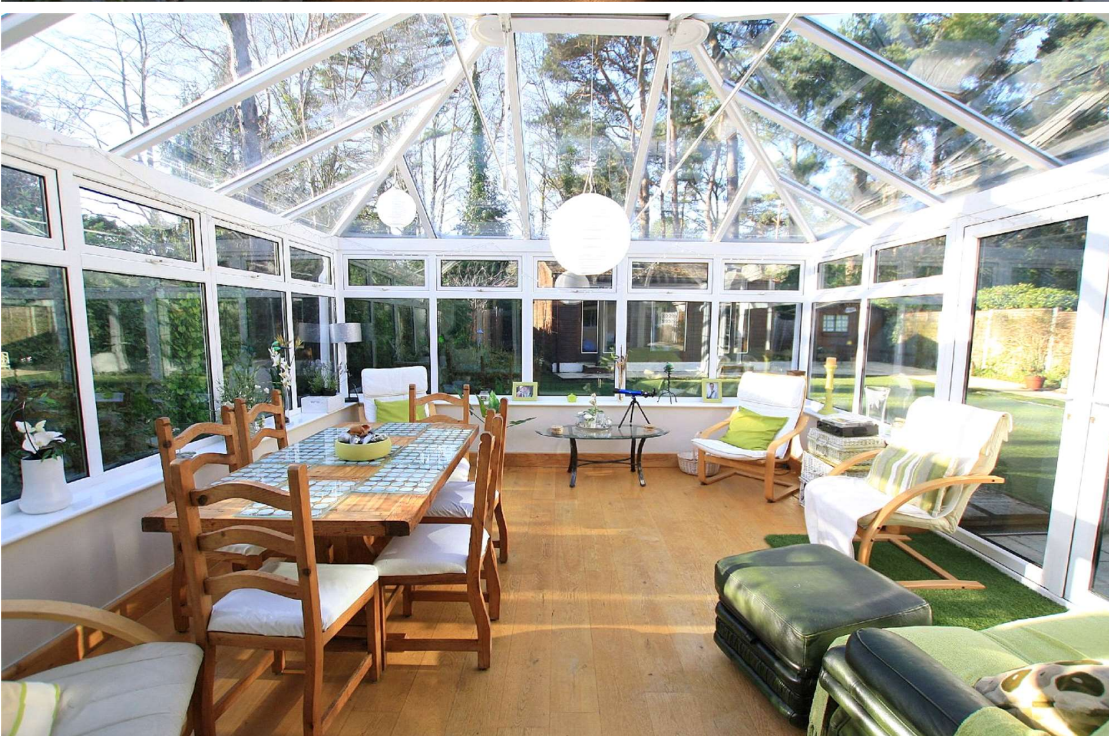


1ST FLOOR
APPROX. FLOOR
AREA 1010 SQ.FT.
(93.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2589 SQ.FT. (240.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before



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