

Exceptionally Spacious Family House with flexible accommodation

Tenure: Freehold Approx 251.9 sq metres (2711 sq ft)

**52 Sarum Avenue, West Moors,
Ferndown, Dorset. BH22 0ND**

Price £700,000 *Guide Price*

- Spacious Entrance Hall with Cloakroom
- Impressive Kitchen/Diner plus Utility
- Lounge, Family Room plus Snug/Study
- 5 Good Bedrooms with fitted wardrobes
- En-Suite Bathroom & Family Bathroom
- Annex Double Bedroom & Bathroom
- Flexible Accommodation
- Excellent Parking & Double Garage
- Good-Sized Private Garden
- Delightful Location near to amenities

Exceptionally spacious, well presented detached house, skilfully extended creating additional accommodation ideal for an 'annex' or for home office use. This substantial property occupies a pleasant location at the head of a small cul-de-sac, near to local amenities & recreation facilities. On entering the spacious hall, the solid oak floors extends into the superb kitchen/diner with bi-fold doors giving access to a private rear garden. The house offers light & airy accommodation with the option of using the space for a dependent relative or for home office use. A particular feature of the house is it's energy efficient Solar Panels providing free electricity during the day and an income for the energy sold to the national grid. The house is approached via a wide driveway providing ample 'off-road' parking & leading to an integral **DOUBLE GARAGE** with electric, insulated up & over door. The property has a delightful wrap-round garden. Viewing recommended!

Approximate Room Dimensions & Brief Description:

Spacious Entrance Hall: Oak flooring. Door to Double Garage. Stairs to first floor.

Cloakroom: White Suite comprising wash basin & WC.

Lounge: Double doors from hall. Door to a private patio area ideal for a hot tub. Double doors to Family Room/Conservatory.

Snug/Study: Feature fireplace with 'living flame electric fire' fitted. Circular bay window.

Family Room/Conservatory: Fully double glazed. Under floor heating. Bright spacious room with lovely views over the garden and double doors.

Kitchen/Diner & additional Utility Area: Fabulous oak kitchen with excellent range of floor and wall units with under lighting, pan drawers & pull-out larder units. Granite work tops and upstands leading to the large granite breakfast bar. Integrated Bosch 5 ring gas hob with extractor above and 2 high level ovens. Space for American style fridge/freezer. Stylish LED lighting. Oak flooring. Bi Fold doors from the dining area leading to the private garden. Ample space for dining table and chairs.

The Utility area is finished with granite worktops having a stainless steel sink unit, plumbing for washing machine and dishwasher, space for condensing tumble dryer. Door to side path.

FIRST FLOOR

Landing: Airing cupboard. Hatch to insulated roof space.

Bedroom 1: 3 double fitted wardrobes. French doors leading to the large **BALCONY** which is enclosed by wrought iron balustrade.

En-Suite Bathroom: Modern white suite with panelled bath and shower over, vanity wash basin & WC. Heated towel rail. Fully tiled walls and flooring.

Bedroom 2: Fitted range of wardrobes.

Bedroom 3: Fitted double wardrobes with cupboards above.

Bedroom 4: Recessed double wardrobe.

Bedroom 5: Recessed double wardrobe.

Family Bathroom: Modern white suite comprising panelled bath with shower over, his and hers wash hand basins & WC. Heated towel rail. Fully tiled walls and flooring.

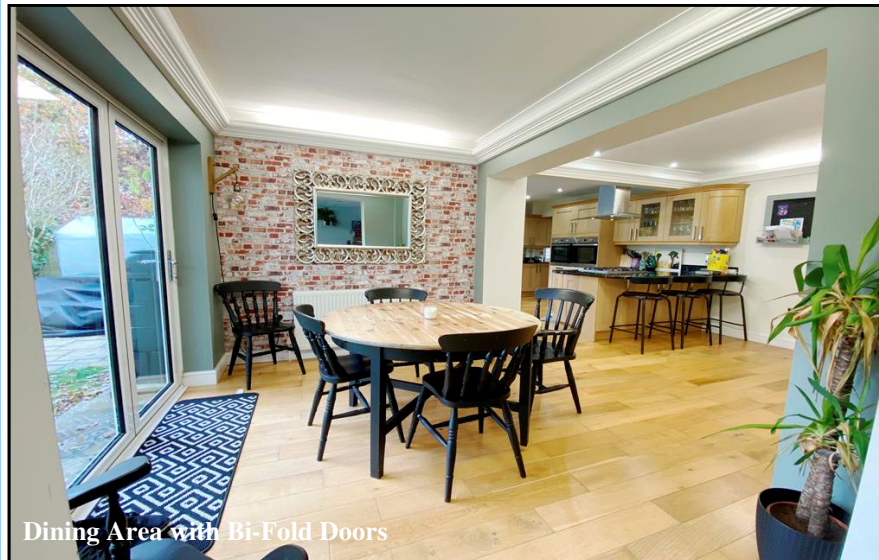
Annex Suite/Home Office:

Double Bedroom: A generous room currently used as an office/gym, with additional dressing area having fitted wardrobes.

Bathroom: Modern white suite comprising a panelled bath with shower over, pedestal wash basin & WC. Tiled floor and part tiled walls.



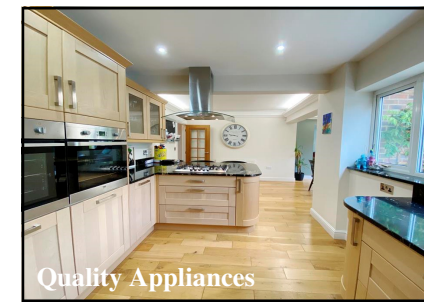
Fabulous Kitchen/Diner



Dining Area with Bi-Fold Doors

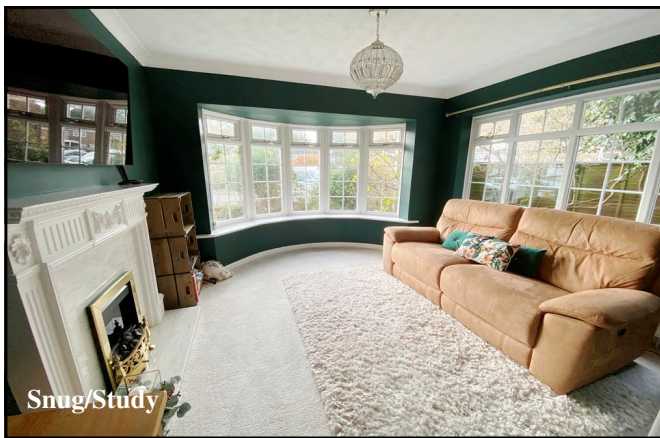
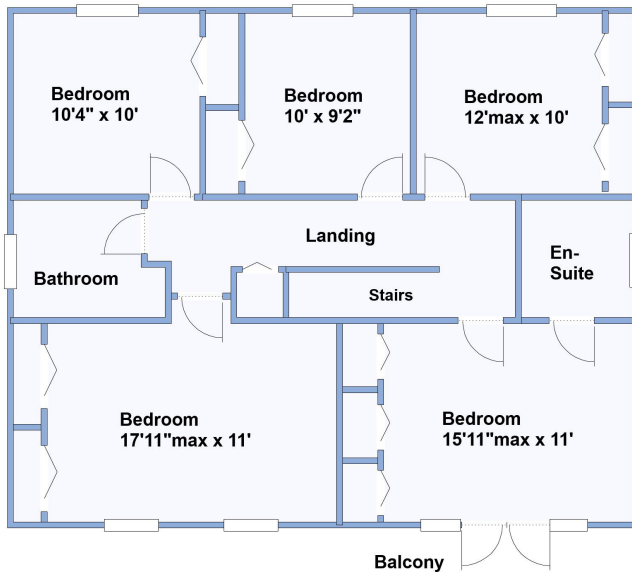
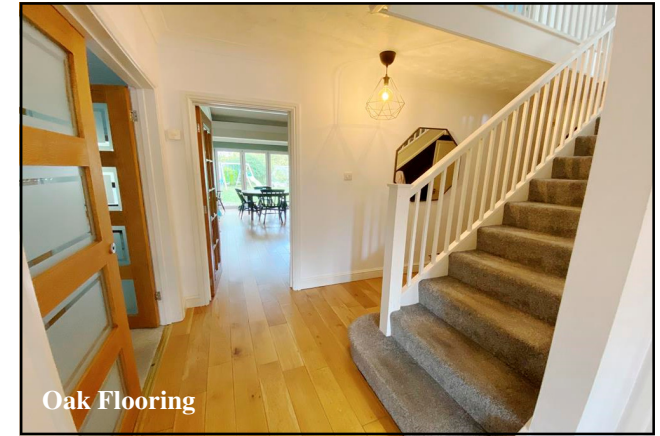
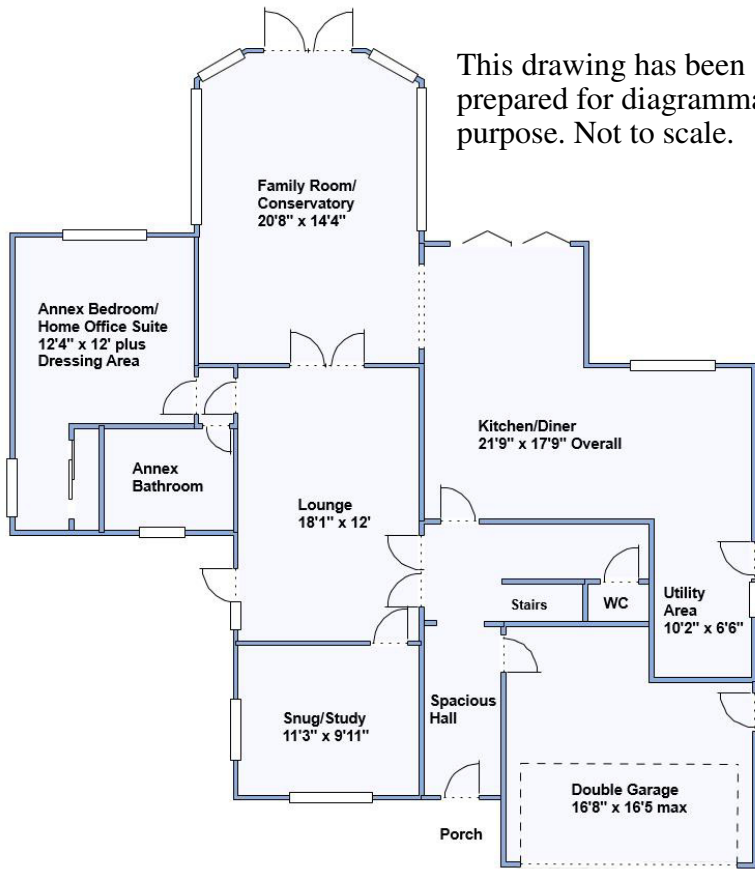


Stylish LED lighting



Quality Appliances

This drawing has been prepared for diagrammatic purpose. Not to scale.





Bedroom 1



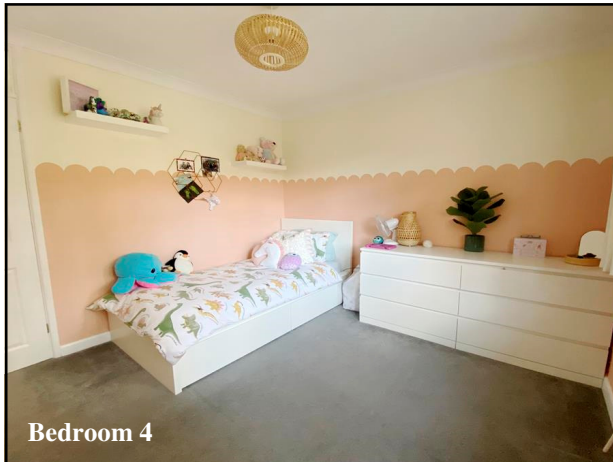
En-Suite Bathroom



Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 5



Family Bathroom



Annex Bedroom



Annex Bathroom



Generous Secluded Plot



Rear Elevation

- Gas Central Heating (system untested)
- PVCu Double-Glazing, PVCu Soffits, Fascias & Gutters
- Solar Panels: Owned outright and provide a yearly income plus significantly reduce the electricity bill.
- Spacious 'Living' Space
- 5-6 Double Bedrooms
- Flexible accommodation
- Integral Double Garage with electric door
- Council tax band: 'F' EPC Rating: 'C'

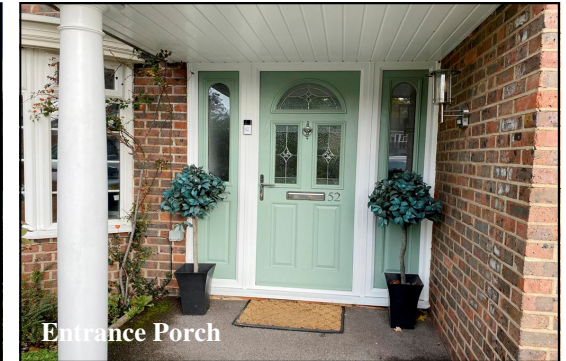
Outside: Wide Driveway providing good 'off-road' parking, leading to the integral Double Garage, having a remote controlled up & over door. Valiant boiler with pressurised cylinder (untested). Power and light. Side door to garden.

The Rear Garden: approx 65' x 55'. Fully enclosed private garden having a large paved patio area with the remaining laid to lawn. Raised vegetable beds. Garden store. Timber storage shed. There is also an additional patio area to the side of the property.

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 W04675



Private Garden



Entrance Porch



Landscaped outside space



Good-Sized Garden