



EDWARDS
ESTATE AGENTS

BADGERS WALK
FERNDOWN, BH22 9QF



GUIDE PRICE £950,000

- EXECUTIVE HOME
- SOUGHT AFTER ROAD
- SPACIOUS ACCOMMODATION THROUGHOUT
- KITCHEN/BREAKFAST ROOM
- 3 BATHROOMS
- SECLUDED REAR GARDEN
- EXTENSIVE DRIVEWAY & DOUBLE GARAGE
- 3 RECEPTION ROOMS
- UTILITY & CONSERVATORY
- 4 DOUBLE BEDROOMS

This stunning detached house offers an abundance of space and elegance, perfect for family living. Approached via an impressive driveway, the property boasts beautifully landscaped front garden that lead to a charming, covered entrance adorned with timber pillars.

Upon entering, you are greeted by a welcoming reception hall that opens through double doors into a delightful triple aspect living room. This inviting space is bathed in natural light, with windows overlooking the front garden and bifold doors that seamlessly connect to the rear garden. The formal dining room, which also overlooks the front garden, provides an ideal setting for entertaining guests. Additionally, a large study or third reception room, fitted with quality furniture and featuring a square bay window, offers a peaceful retreat with views of the rear garden.

The heart of the home is the fabulous kitchen, which features hand-painted floor and wall-mounted units complemented by granite worktops and splashbacks. The travertine tiled floor adds a touch of luxury, while the central island unit and integrated appliances enhance functionality. The adjoining family/breakfast room continues the elegant flooring and provides access to a stunning conservatory, complete with electric underfloor heating, perfect for year-round enjoyment.

A quarter turn staircase leads to the first-floor galleried landing, where you will find the substantial master bedroom, complete with fitted furniture and a spacious ensuite. The guest bedroom is also



generously sized, featuring built-in wardrobes and its own ensuite. Two smaller double bedrooms completes the upper level.

Set on a generous plot, the property enjoys an impressive frontage and a large, attractively landscaped front garden. The spacious brick-paved driveway offers ample parking for multiple vehicles, leading to a double garage. The well-maintained rear garden is a true highlight, featuring a large patio and well kept lawn with mature hedges.

Additional Information

Energy Performance Rating: C

Council Tax Band: G

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: Yes

Parking: Private driveway & double garage

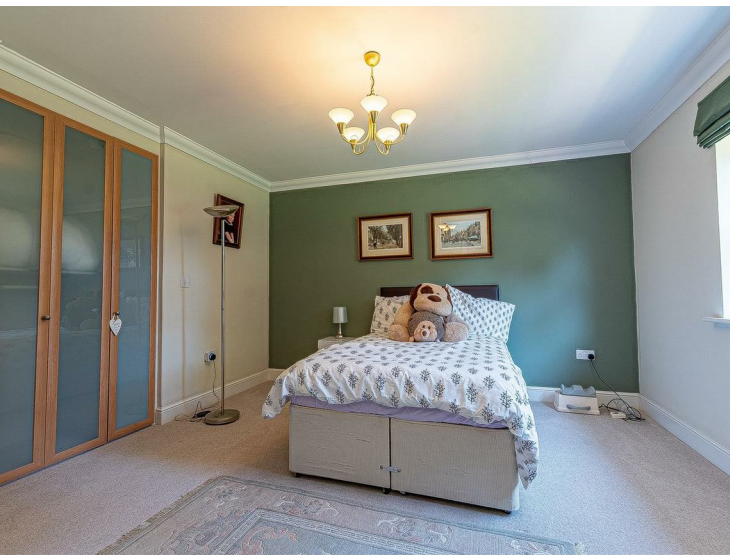
Utilities: Mains electricity, mains gas, mains water

Heating: Gas with electric underfloor heating in the conservatory

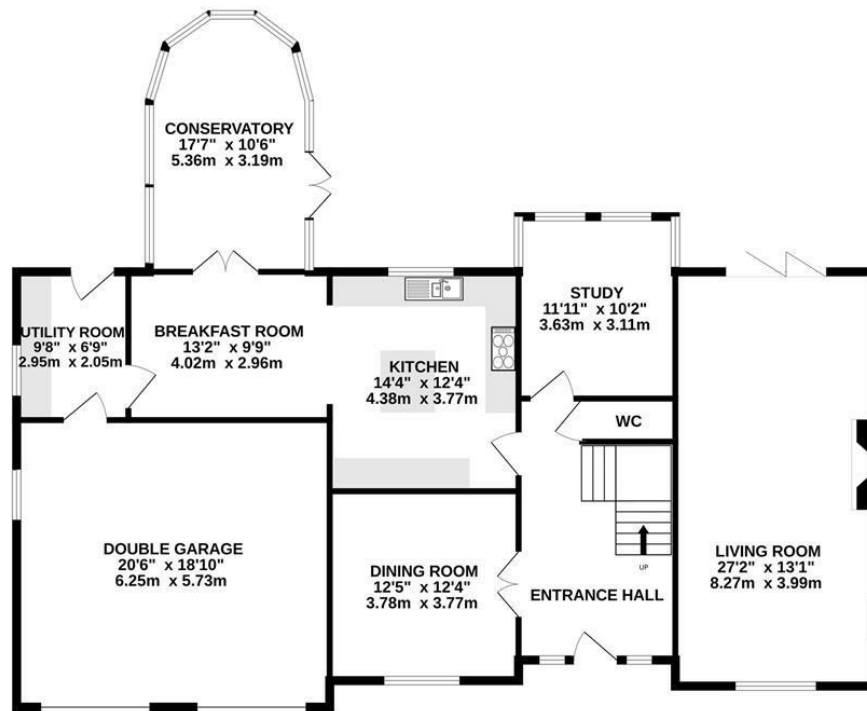
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

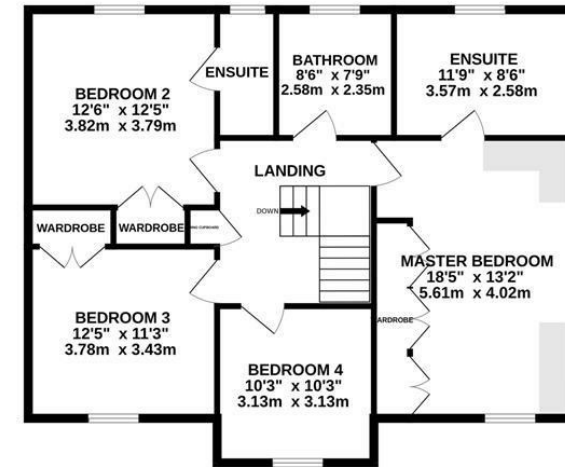
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1725 sq.ft. (160.2 sq.m.) approx.



1ST FLOOR
986 sq.ft. (91.6 sq.m.) approx.



BADGERS WALK, FERNDOWN, DORSET, BH22 9QF

TOTAL FLOOR AREA : 2711 sq.ft. (251.9 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.
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Ferndown Office

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