

HADRIAN CLOSE
FERNDOWN, BH22 8RQ



GUIDE PRICE £825,000

- Plot of just over 0.25 acre
- Large rear extension
- Quiet cul de sac
- Open plan kitchen/dining/family room
- Oversized utility room
- Large lounge with wood burner
- 4 bedrooms & bathrooms
- Large, private rear garden
- Cabin/summer house & bar
- Block paved driveway

This exceptional home has doubled in size since the current owners purchased in 2020, with the addition of a large rear extension and first floor accommodation. Newly fitted since then throughout, the property is beautifully finished and offers incredibly spacious, versatile accommodation and underfloor heating to the kitchen, utility and dining room.

The property is located in well regarded West Parley, within a quiet cul de sac, and on a plot of just over 0.25 acre. The vast frontage offers a block paved driveway, with a raised tiled access to the front door.



You are welcomed into a spacious hallway, with two storage cupboards and stairs to the first floor. There is a large fully tiled wet room, with a WC and hand wash basin. There are two double bedrooms on the ground floor, one of which offers an ensuite shower room, also fully tiled with WC and hand wash basin. A notable feature is the incredible open plan kitchen/dining/family room, which certainly offers the wow factor for size, light and specification! The large island offers a social space to relax with friends and family, all appliances are integrated, and the dining area brings the outside in with patio doors to the garden, as well as a lantern skylight above. There is an opening into the large lounge, which is also lovely and light with four windows, while cosy with a wood burner for the winter months. Also, off the kitchen, is an oversized utility, with space for a washing machine and tumble dryer, as well as plenty of space to dry washing naturally/keep animals.

Upstairs, the landing also offers plenty of space and light, as well as storage. There are two spacious double bedrooms on the first floor, both of which are ensuite (one with a shower, the other with a bath) and plenty of fitted storage.

The rear garden offers privacy, a large lawn, mature planting, generous tiled entertaining area, cabin/summer house, and garden kitchen! There is also access from both the front and rear into the garage, which is positioned to the side of the property.

Additional Information

Energy Performance Rating: C

Council Tax Band: E

Tenure: Freehold

Accessibility / Adaptations: Fully tiled wet room

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: No

Parking: Private driveway, garage & EV charging

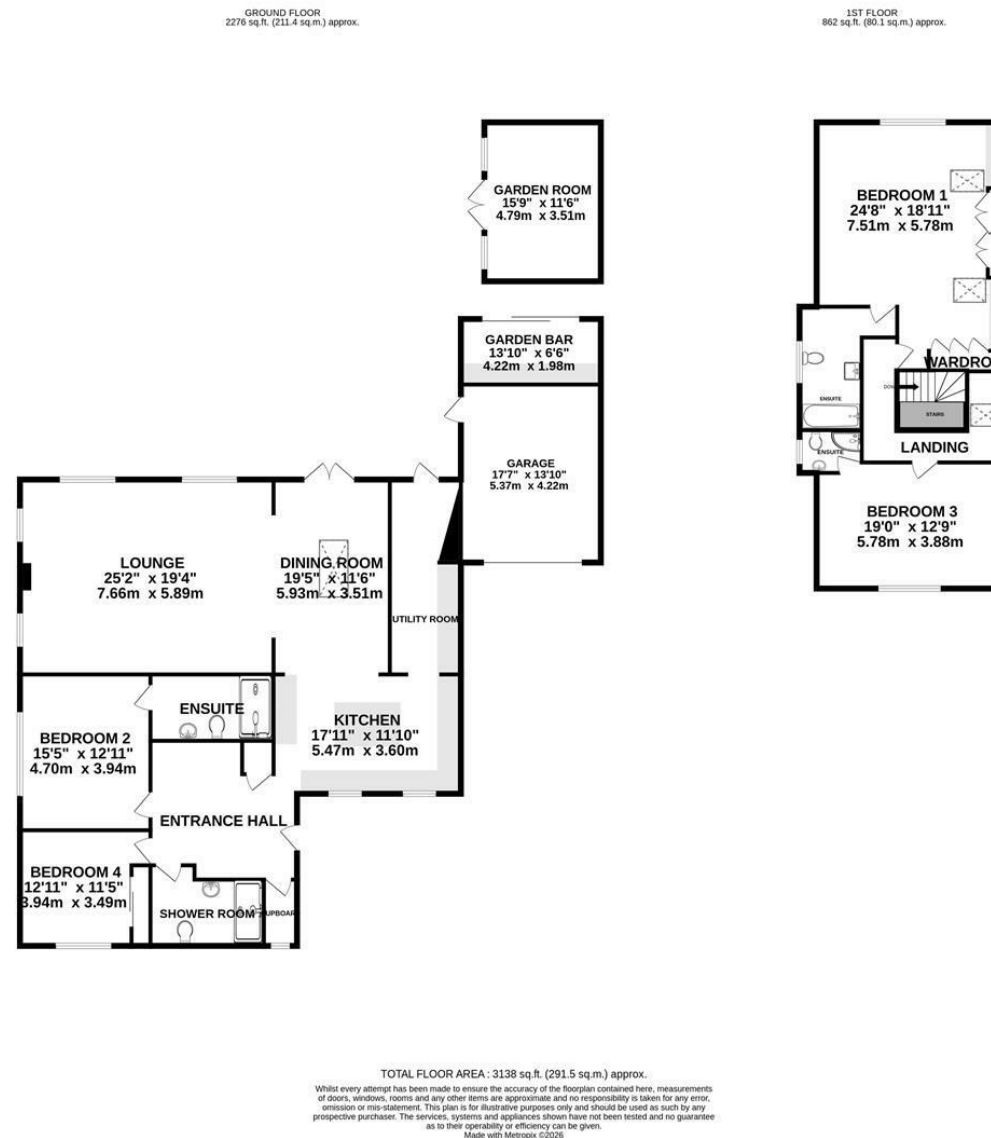
Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595