



HEARNES

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**The Dormy, Ferndown
Dorset BH22 8FB**

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FREEHOLD PRICE £830,000

A simply stunning and extremely spacious four double bedroom, three bathroom, three reception room detached family home, situated in an exclusive modern development and constructed by the local renowned developers Pennyfarthing. Situated approximately 250 metres from Ferndown's Championship golf course.

The heart of this fantastic family home is a 24ft dual aspect kitchen/breakfast room. The kitchen has been beautifully finished with extensive quartz work surfaces and upstands, an extensive range of shaker style base and wall units painted in Farrow & Ball with LED plinth lighting. There is a central island unit also finished in quartz forming a breakfast bar, with an integrated wine bar and storage beneath. There is an excellent range of integrated Siemens appliances to include a single oven, combination microwave and warming drawer, five ring gas hob with extractor canopy above. A ceramic tiled floor with underfloor heating continues through to the breakfast area, where double glazed French doors lead out to the garden. The ceramic flooring also continues through to the utility room where a door leads out to the side path. The living room is a light and spacious reception which enjoys a dual aspect and has double glazed bi-fold doors leading out to the rear garden and patio. There is a good size separate dining room with a box bay window overlooking the front garden and the adjacent reception room is a good size study. Also on the ground floor is a cloakroom finished in a stylish white suite.

A timber staircase with a glass balustrade continues up to a partly galleried first floor landing which leads off into the master bedroom. The master bedroom is particularly impressive as it measures 18ft in length, enjoys a dual aspect and benefits from a walk in wardrobe and a spacious en-suite shower room. The en-suite is luxuriously appointed and incorporates a full width walk-in shower area with chrome raindrop shower head and separate shower attachment, his and hers wash hand basin with vanity storage beneath, low level wc and a tiled floor. The guest bedroom has a vaulted ceiling which enjoys a dual aspect with a triangular shaped feature window and a fitted floor to ceiling wardrobe with sliding doors. This bedroom also has the use of its own en-suite shower room which is also beautifully finished with a large walk in shower cubicle, wash hand basin with vanity storage beneath, low level wc with concealed cistern and a tiled floor. There are two further double bedrooms which have the use of a large and luxuriously appointed family bathroom/shower room which incorporates a panelled bath with mixer taps and shower hose, separate double width shower cubicle, wash hand basin with vanity storage beneath, low level wc with concealed cistern and a tiled floor.

The rear garden measures approximately 60ft x 35ft, is fully enclosed and has been landscaped to incorporate a large lawned area and a paved patio area. The patio continues along the back of the property down to the rear personal door into the garage and a side gate.

There is a good size area of landscaped front garden with a recently laid front lawn surrounding well-stocked shrub borders and flower beds. A block paved side driveway provides off-road parking for approximately two to three vehicles and in turn leads up to a detached double garage. The garage has a remote control roll-up and over door, light, power and a rear personal door.

Further benefits include gas-fired underfloor heating throughout the ground floor accommodation, security alarm, UPVC double glazed windows and external doors, a 10year NHBC builders warranty and an award winning 2 year customer care service.

Ferndown's town centre is located approximately 900 miles away and offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: G

EPC RATING: B

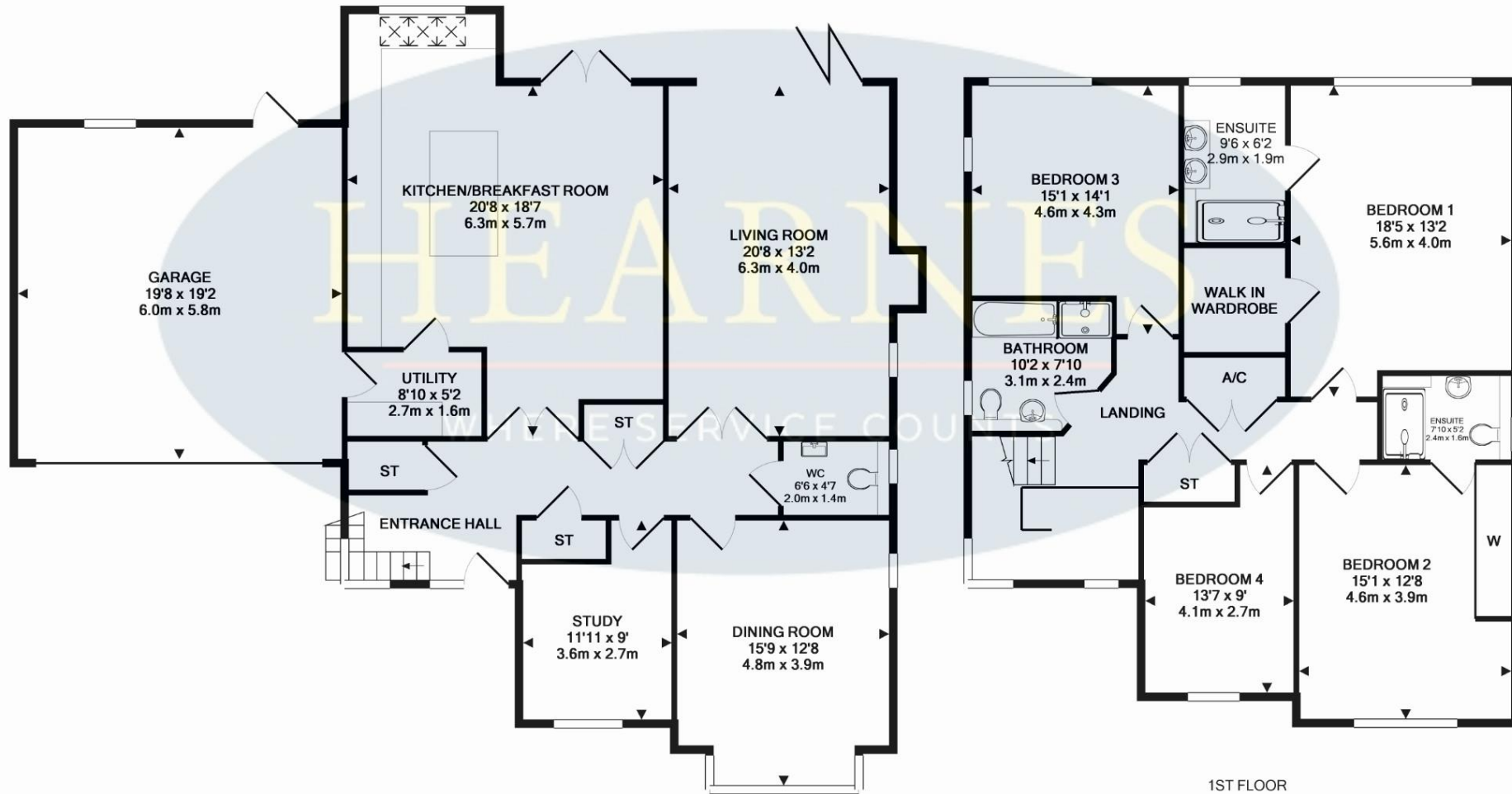
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 2530 SQ.FT. (235.0 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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GROUND FLOOR

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

