

*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS



**PINEWOOD ROAD**  
FERNDOWN, BH22 9RR







# PRICE GUIDE £730,000

---

Located in one of Ferndown's most sought after tree lined roads is this beautifully presented home offering fabulous and VERSATILE ACCOMMODATION. Four double bedrooms, three bathrooms, three reception rooms and a double garage all in a SECLUDED PLOT.





Approaching the property, you discover Pinewood Road is an unmade gravel road, creating a delightful, quiet location only a stone's throw from protected heathland providing beautiful walks.

The house enjoys a secluded setting approached by attractive wrought iron security entrance gates with a generous driveway providing parking for numerous vehicles.

An entrance porch leads into an impressive reception hall. The living room is of a generous size and benefits from patio doors inviting you out to the private front garden. There is a further bay window to the front aspect, ensuring this is a lovely light and bright living space. The focal point to this room is the attractive Smeg gas fire.

Along the hallway is a beautiful light study with a further patio door with fitted colonial shutters leading out to the garden and a feature of this room is the skylight window. There is a spacious, separate dining room easily accommodating, a large, formal dining table. This room enjoys a double aspect again, allowing plenty of natural light with views over the front gardens.

Located immediately next to the dining room is the stylish modern kitchen breakfast room with a comprehensive range of light wood shaker style units, granite work surfaces and integrated 'De Dietrich' appliances all finished with a Karndean flooring. A breakfast bar extends out providing the ideal space for casual seating. Double aspect windows, provide plenty of natural light. The Kitchen is served by a large separate utility room with a rear door, inviting you out to the garden. Worcester gas fired boiler fitted 2021.

On the ground floor, you can find a generous double bedroom which benefits from casement doors inviting out to the rear garden and this room also benefits from a luxurious ensuite shower room.

Finally on the ground floor there is a well-appointed downstairs cloakroom.

A stylish contemporary staircase with glass balustrading and a rope handrail, providing a nautical look leads up to the first-floor landing.

The master bedroom is elegantly presented with large window to the rear aspect and a range of fitted bedroom furniture. This bedroom also enjoys the luxury of an ensuite bathroom with a Jacuzzi bath and tiled floor. This bathroom is a 'Jack & Jill' bathroom with a second entrance door back out to the landing.

Bedroom two upstairs is another well-presented double bedroom and again benefits from a range of fitted furniture and enjoys a beautifully appointed ensuite bathroom.

Finally, the fourth bedroom accommodates a double bed and benefits from fitted cupboards and wardrobes.

The gardens are a wonderful feature of this property with the front garden, enjoying an unusually high degree of privacy and providing the ideal space to enjoy an alfresco lifestyle with a south-westerly aspect. The rear garden is easy to look after and is very well maintained, again enjoying a seclusion. Wrought iron double gates one side and two single gates to the other side and front garden from driveway ensure the gardens are all secure.

Finally, attached to the side of the house is a double garage.

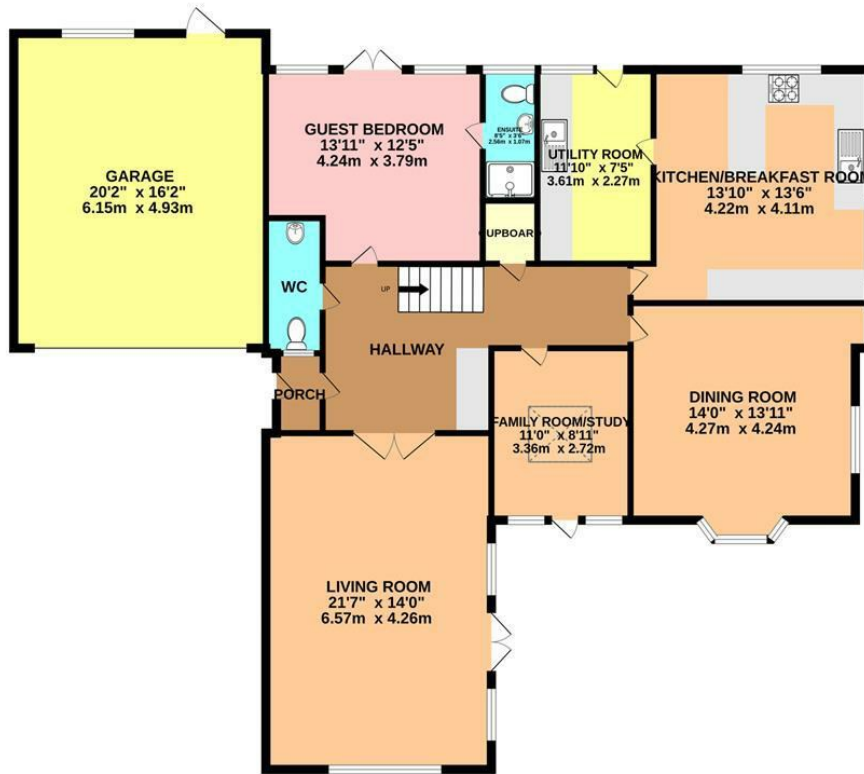
Energy Performance Rating: C

Council Tax Band: G





GROUND FLOOR  
1667 sq.ft. (154.9 sq.m.) approx.



1ST FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 2474 sq.ft. (229.8 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.  
Made with Metropix ©2023

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.



*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS

**Ferndown Office**

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)  
01202 855595