

Local expertise with powerful national marketing



TAMAR CLOSE
FERNDOWN, BH22 8XF



Light blue upper kitchen cabinets with a glossy finish, located above the stove and sink area.

White countertop featuring a sink with a chrome faucet, a black kettle, and various kitchen items like a toaster and coffee maker.

A central kitchen island with a white countertop and a light blue base, featuring two black bar stools with chrome bases.

A window with a black frame and a dark blind, showing a view of the outdoors. A small potted plant sits on the windowsill.

A decorative wall hanging featuring a framed picture of a wine glass and some foliage.

Large glass sliding doors leading to a sunroom. The sunroom contains a dining table with chairs, a wooden coffee table, and a purple armchair.

Dark grey rectangular tiles laid in a staggered pattern on the floor.

GUIDE PRICE £295,000

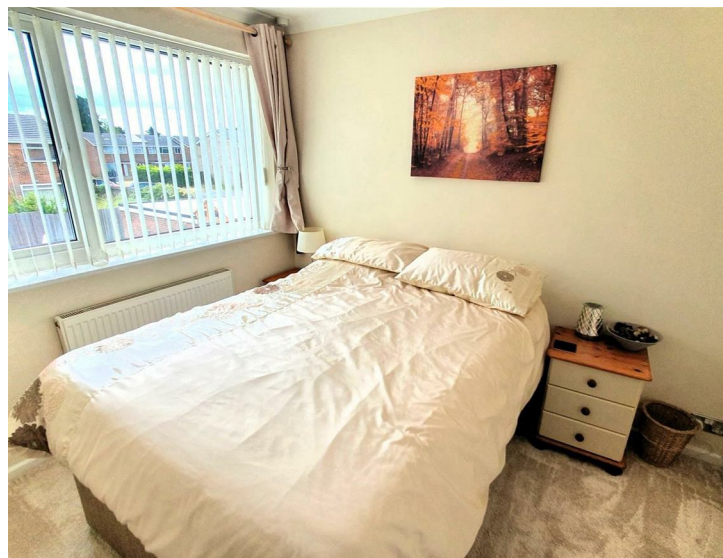
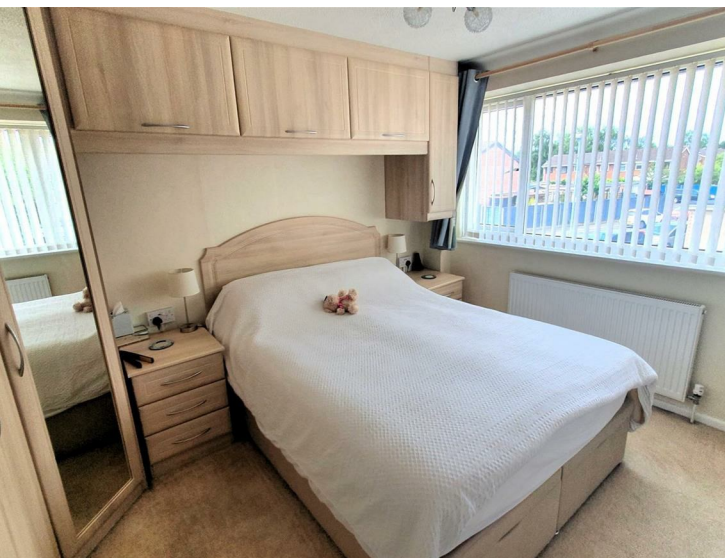
MUST BE VIEWED! This delightful **THREE BEDROOM HOME** is situated in a popular location close to open **PROTECTED HEATHLAND** on the edge of Ferndown, within easy access of **FERNDOWN TOWN CENTRE** and the **NEARBY NATURE RESERVES** and its many **WOODLAND WALKS**, **HIGHLY COMMENDED SCHOOLS** and easy access routes to both Bournemouth and neighbouring market towns of Ringwood and Wimborne. Ferndown town centre has an excellent range of shopping, leisure & recreational facilities including the M&S Food Hall, leisure & fitness centre and theatre/social centre. For the keen golfer, one of Dorset's **PREMIER GOLF CLUBS** is less than a mile away.

The kitchen breakfast room is sure to impress, featuring a central island and integral appliances for modern convenience. The kitchen leads out to a substantial quality conservatory overlooking the garden, perfect for enjoying a morning coffee.

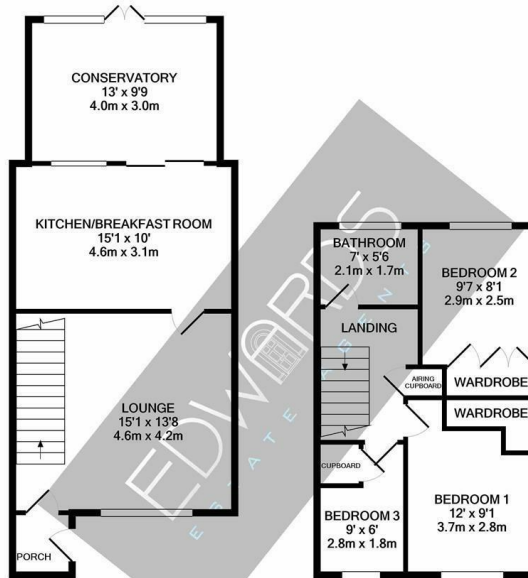
From the cosy living room stairs rise to the first floor and bedroom accommodation. All three bedrooms have fitted wardrobes or cupboards, providing ample storage space. The luxury fitted shower room adds a touch of elegance to the home.

Well maintained, the garden has a timber storage shed and garage located in a block immediately behind providing convenient parking for one vehicle. With the added benefits of gas radiator heating and double glazing, this home offers both comfort and energy efficiency.

Energy Performance Rating C
Council Tax Band B



Local expertise with powerful national marketing



GROUND FLOOR
APPROX. FLOOR
AREA 501 SQ.FT.
(46.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 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.
Made with Metropix ©2020

Ferndown Office

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

EDWARDS
ESTATE AGENTS

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.