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**FEVERSHAM AVENUE**  
BOURNEMOUTH, BH8 9NL







# ASKING PRICE £965,000

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- EXTENSIVELY UPDATED
- HIGHLY SOUGHT AFTER LOCATION
- BEAUTIFUL TREE TOP VIEWS
- LOW MAINTAINANCE REAR GARDEN
- PARKING AND DOUBLE GARAGE/GYM
- FOUR DOUBLE BEDROOMS
- THREE RECEPTIONS
- TWO BATHROOM/SOWER ROOMS
- FANTASTIC OUTDOOR BBQ AREA
- SUPERB KITCHEN/LOUNGE/DINING AREA

Step inside and be captivated by the elegance of this property. The three reception rooms provide versatile living spaces, perfect for entertaining guests or simply relaxing with your loved ones. The sitting room boasts a modern design with a built-in flat TV screen and a cosy living flame gas fire. Further stairs lead down to the dining room and lounge area.

The heart of this fabulous home is the superb kitchen/lounge/dining area, designed to impress and certainly provides the 'wow' factor. With sleek matt grey kitchen units, wood effect breakfast bar, stone effect worktops, and a range of integrated appliances to include an American style fridge/freezer, double ovens, microwave, dishwasher and wine cooler. Built-in lighting, two sets of bi-fold doors and remote control and rain sensor skylights flood the room with natural light, creating a bright and airy atmosphere. Completing the kitchen is the utility room with pitched glass roof and side door access to the rear garden.

A glass balustrade staircase rises to the bright and spacious landing and four double bedrooms: the master suite with built-in wardrobes and dressing table and a stylish fully tiled walk-in





shower room. The remaining bedrooms are serviced by a luxurious bathroom, offering comfort and convenience.

Outside, the rear garden extends over two levels and is a true oasis of tranquillity. The patio area is perfect for al fresco dining, while the artificial lawn and hot tub provide the ideal setting for relaxation. The enclosed patio BBQ kitchen area is a fantastic addition, ideal for hosting gatherings with family and friends. A side access leads back to the front driveway.

Energy Performance Rating C

Council Tax Band F

Tenure: Freehold

Parking: Double Garage & Private Driveway

Flood Risk: No - Refer to gov.uk, check long term flood risk

Conservation Area - No

Permitted Development - Yes

Tree Preservation - Yes

Loft Access - Yes

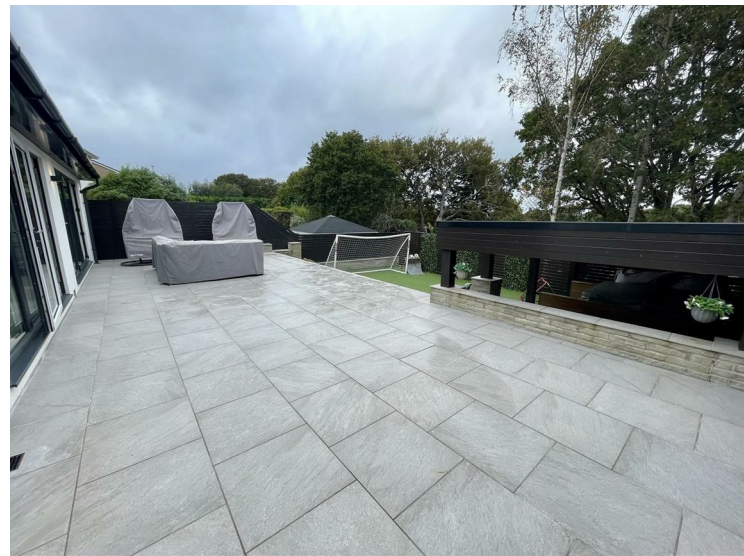
Drain Access - Yes

Utilities: Mains Electricity, Mains Gas, Mains Water

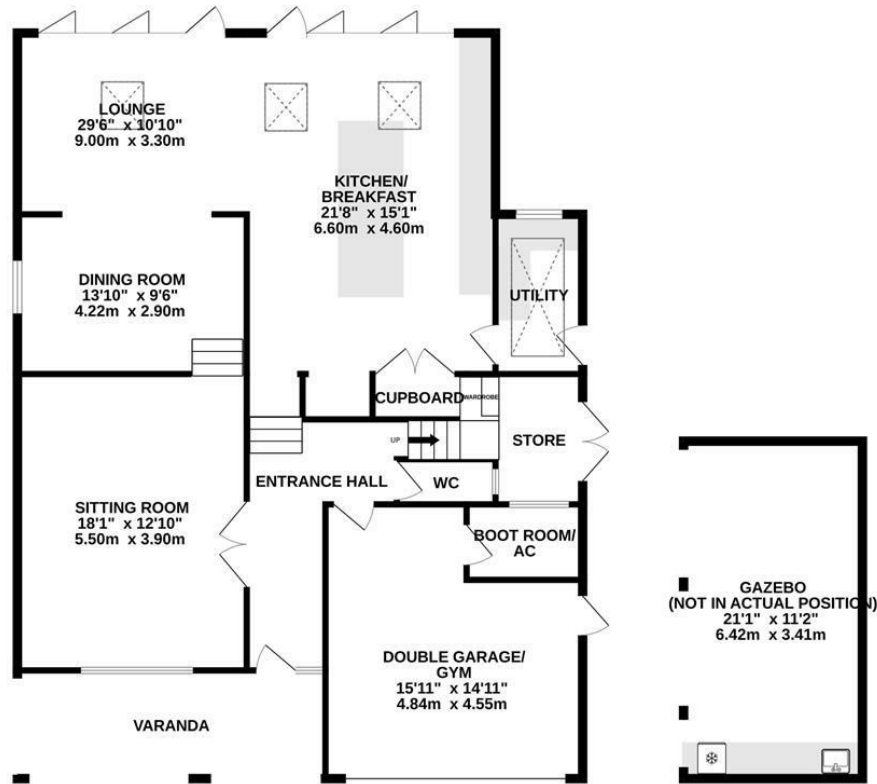
Drainage: Mains Drainage

Broadband: Refer to Ofcom website

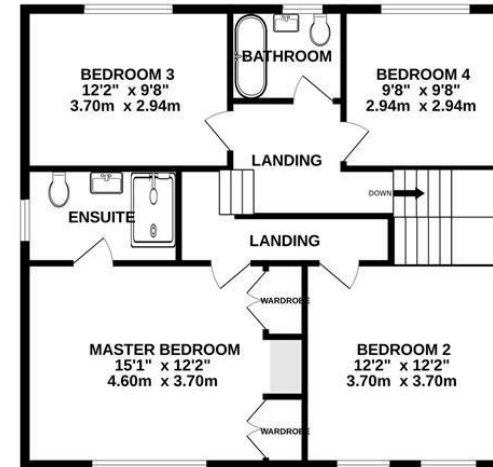
Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
1819 sq.ft. (169.0 sq.m.) approx.



1ST FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 2670 sq.ft. (248.1 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**

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