



24 Mountbatten Drive
, Ferndown, BH22 9EL

Asking price £462,500



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Located in the desirable location of Mountbatten Drive, Ferndown, this stunning detached Georgian-style family home offers a perfect blend of comfort and elegance. Backing onto the picturesque Ferndown Common, a Site of Special Scientific Interest, residents can enjoy serene walks and the beauty of natural heathland right at their doorstep.

The property boasts an impressive layout with three reception rooms, providing ample space for both relaxation and entertaining. The spacious living room invites you to unwind, while the separate dining room is perfect for hosting family meals. The superb conservatory day room enhances the living space, allowing you to bask in the views of the beautifully maintained rear garden throughout the seasons.

Upstairs, you will find four well-proportioned bedrooms, each designed with comfort in mind. The modern family bathroom is complemented by an en-suite shower cubicle in the master bedroom, ensuring convenience for all.

The bespoke kitchen/breakfast room is a true highlight, featuring stylish units and an extended layout that maximises functionality. The vaulted ceiling, adorned with a Velux window, floods the space with natural light, creating an inviting atmosphere for culinary adventures.

Other benefits include polished wood block flooring, a ground floor cloakroom, gas central heating, double glazing and larger than average frontage (approximately 65ft in depth), driveway and garage. The rear garden enjoys a south westerly private aspect.

Conveniently located just 300 yards from Ferndown First School and a mere 800 yards from the town centre's shops and facilities, this home is ideally situated for families seeking both tranquillity and accessibility. This exceptional property is a rare find, offering a harmonious lifestyle in a sought-after area. Don't miss the opportunity to make this beautiful house your new home.



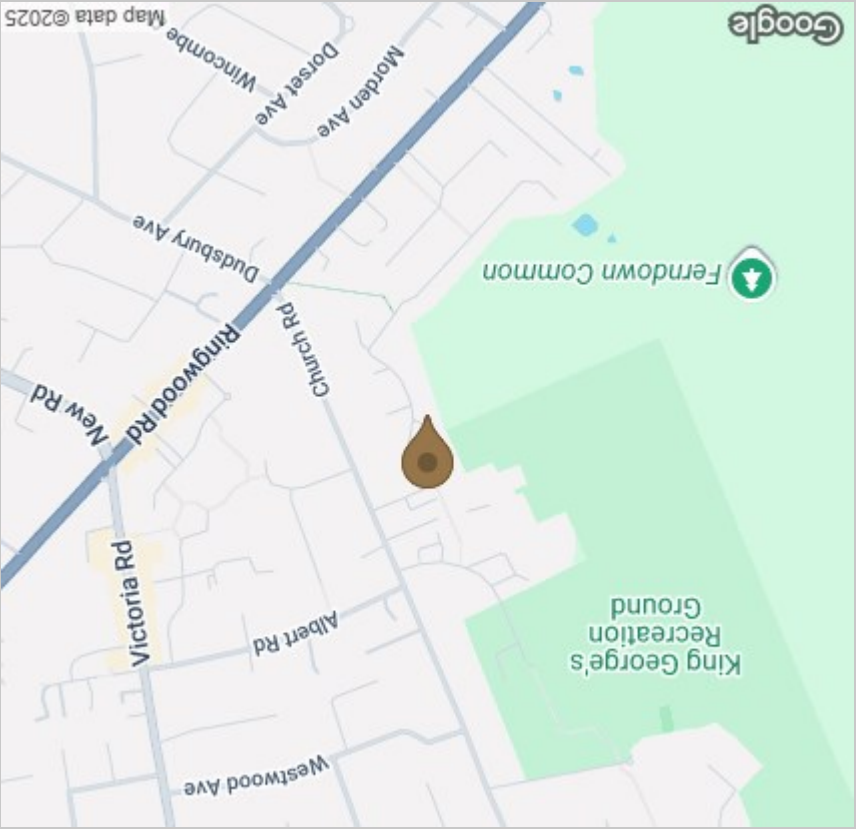


Ground Floor:

- Entrance hall with wooden double doors to the living room and stairs to the first floor
- Kitchen/breakfast room which is a versatile space with an extended section of kitchen forming a bespoke area with a range of base and wall mounted units, contrasting white quartz worktops, integrated and raised double oven, inset gas hob with acrylic splash back, contemporary extractor hood, integrated dishwasher and fridge/freezer, plumbing for a washing machine, additional worktop, window overlooking the rear garden, door out to the rear and side and vaulted ceiling with Velux window
- Living room with wood block flooring throughout, a window and French doors to the conservatory and a door to the kitchen
- Conservatory/day room enjoying a dual aspect with a window and double doors, pitched reinforced glass roof and tiled flooring
- Dining room with window and a door to the kitchen
- Cloakroom with wc



Area Map



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not energy efficient - higher running costs
	82	69

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Viewing

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