



45 Wollaton Road
Ferndown BH22 8QR
Guide Price £475,000





GUIDE PRICE £475,000
FREEHOLD

A fantastic opportunity to purchase this spacious and well maintained four bedroom detached family house with a good size secluded garden and a full width conservatory, positioned at the end of this quiet cul-de-sac.

Further benefits include a garage, outdoor store, off road parking and no onward chain.

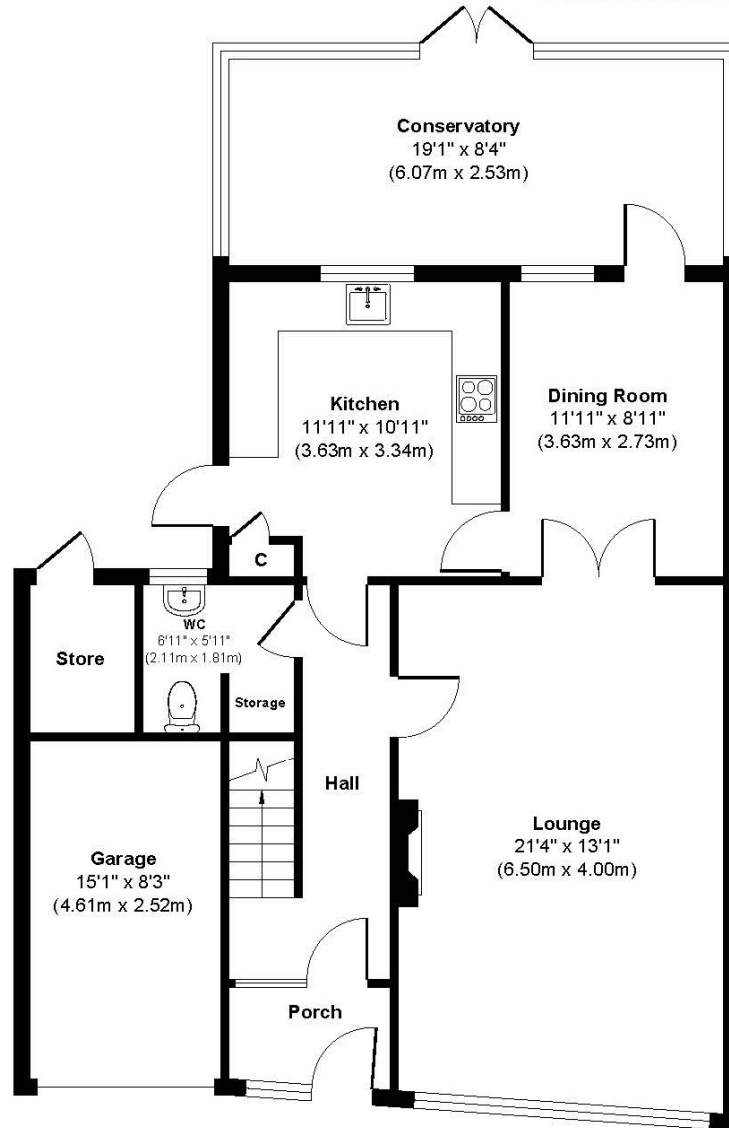
Sought After Cul-De-Sac
Garage & Driveway
No Onward Chain
Conservatory
Two Reception Rooms
Four Bedrooms
Downstairs Cloakroom
Well Maintained Throughout
Excellent Extension Potential
Secluded Garden

EPC D | Council Tax Band E

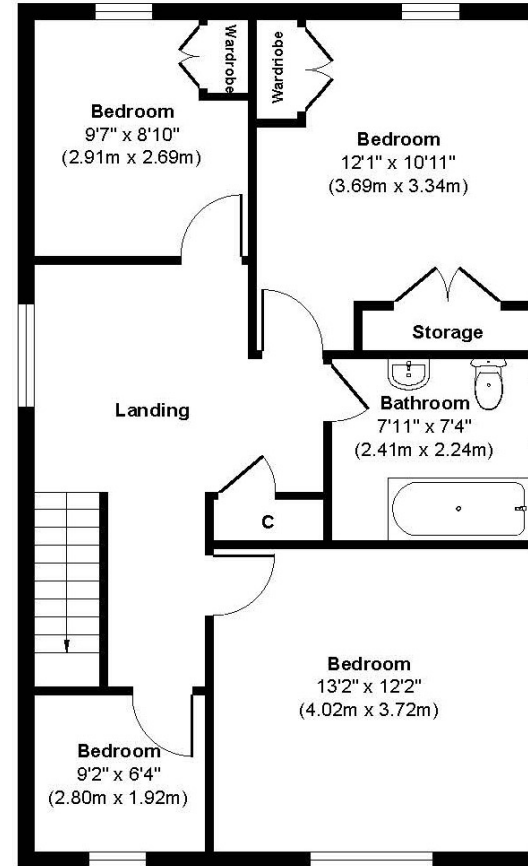
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Wollaton Road



Ground Floor
Approximate Floor Area
993 sq. ft
(92.23 sq. m)



First Floor
Approximate Floor Area
668 sq. ft
(62.09 sq. m)

Approx. Gross Internal Floor Area 1661 sq. ft / 154.32 sq. m(

Illustration for identification purposes only, measurements approximate and not to scale.



LOCATION

Wollaton Road is a very desirable residential location just a short walk from Ferndown town centre, within catchment of Ferndown Schools and close to a range of amenities including an M&S Foodhall. There are bus routes within a short walk giving you easy access to Bournemouth, Poole and Wimborne, all of which have an excellent range of shops, bars, restaurants and leisure facilities. Award winning sandy beaches are just twenty minutes away and the A31 provides quick access to the New Forest, Southampton, London and beyond for the commuter by car.

Winkworth Ferndown

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