



HEARNES
WHERE SERVICE COUNTS

**Brockley Road
Northbourne, Dorset, BH10 6JN**

FREEHOLD GUIDE PRICE

£450,000

“An extended family home with a 60ft west facing garden situated in the Hillview School catchment”

This immaculately presented and extended three bedroom, two reception room detached family home has a 60ft west facing rear garden with outbuilding and a front driveway providing off road parking whilst situated in the Hillview School catchment area.

The property has been owned by the current owners for circa 40 years over which time the property has had a number of improvements and has been extremely well maintained. Brockley Road is a popular and convenient location within Northbourne.

- **An extended three bedroom detached family home with a 60ft west facing garden**

Ground floor:

- **Spacious entrance hall**
- Ground floor **cloakroom** with WC
- **Dining room** with bay window overlooking the front garden
- **Lounge** with bay window and French doors leading out into the large, west facing rear garden. An attractive focal point of the room is a feature fireplace with living flame coal effect electric fire and ornately moulded surround
- Good sized **kitchen/breakfast room** incorporating ample roll top worksurfaces with a good range of base and wall units, integrated oven, hob and extractor, recess and plumbing for dishwasher, space for fridge/freezer, understairs larder cupboard, wall mounted gas fired Worcester boiler, space for breakfast table and chairs, space and plumbing for washing machine, double glazed window overlooking the rear garden and double glazed door giving access

First floor:

- **Landing**
- **Bedroom one** is a generous size double bedroom with a bay window overlooking the rear garden and full height and full width fitted floor to ceiling wardrobes with mirror sliding doors
- **Bedroom two** is also a generous size double bedroom with a bay window to the front aspect
- **Bedroom three** is a good size single bedroom currently used as an office with a bay window to the front aspect
- Spacious **family bathroom/shower room** finished in white suite incorporating a corner bath with mixer taps and shower attachment, corner shower cubicle, WC, wall mounted wash hand basin, fully tiled walls and flooring
- **The rear garden** is a superb feature of the property as it faces a westerly aspect, offers a good degree of seclusion and measures approximately 60ft in length x 35ft in width
- Adjoining the rear of the property there is a **side patio area** with a side path leading down to a side gate. There is a block paved path bordered by raised vegetable bed which in turn leads down to a **detached outbuilding** with light and power which is sub-divided to create a garden store and a music room. The garden incorporates an immaculately kept area of lawn bordered by well stocked flower beds, a rockery stocked with many attractive ornamental plants and shrubs and two ornamental ponds. The garden itself must be seen to be fully appreciated. At the far end of the garden there is further area of private, paved patio
- **A front driveway** provides off road parking with a well stocked front flower bed
- Behind the front gate is a useful timber storage shed with light
- **Further benefits include:** double glazing and a gas fired heating system, the property falls within the Hillview School catchment and is conveniently located for all the local amenities

Kinson town centre is located approximately 1.3 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 3.9 miles away.

COUNCIL TAX BAND: D

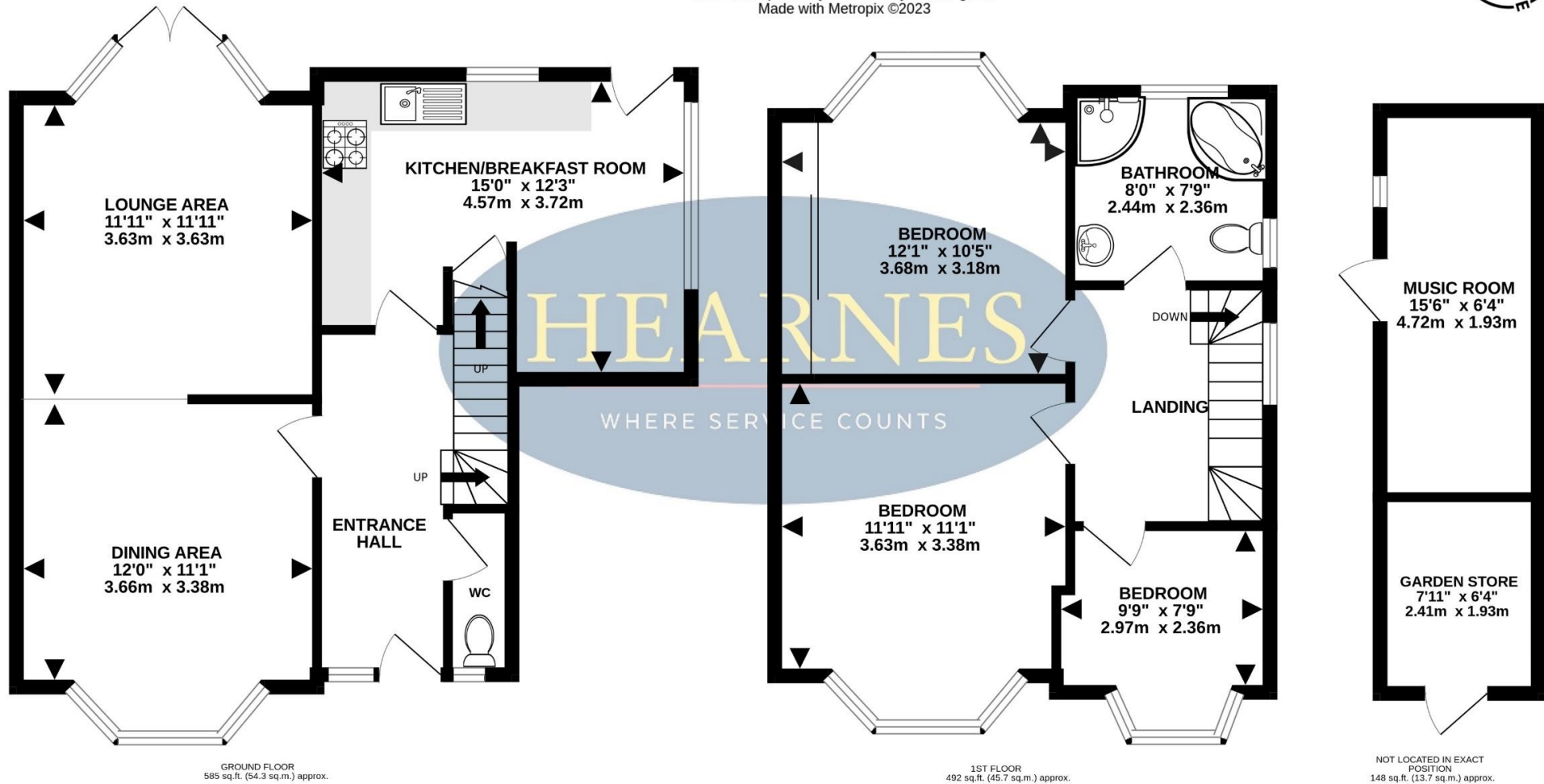
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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.
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6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

