



HEARNES
WHERE SERVICE COUNTS

Tricketts Lane, Ferndown
Dorset, BH22 8AU

FREEHOLD PRICE

£485,000

“A deceptively spacious and versatile 1,800 sq ft family home, tucked away down a private lane”

This conveniently located and immaculately presented four double bedroom, one shower room, one bathroom, two reception room detached family home has a west facing and secluded rear garden, detached workshop, single garage and double driveway providing off-road parking.

This deceptively spacious 1,800 sq ft family home offers versatile accommodation whilst tucked away down a private lane, conveniently located for amenities. The property now comes to the market offered with no onward chain.

- **An 1,800 sq ft versatile four double bedroom detached family home, offered with no chain**

Ground Floor:

- Good sized 15ft **Entrance hall** with understairs cupboard
- **14ft Kitchen** incorporating ample work surfaces, a good range of base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for a washing machine, recess for a fridge and attractive tiled splashbacks. A window overlooks the front garden and a feature arch lead through to the dining room
- **Dining room** with ample space for a dining table and chairs and French doors leading out to a private paved courtyard
- **21ft Lounge** with a picture window offering a pleasant outlook over the west facing rear garden and an exposed stone fireplace creates an attractive focal point
- Spacious **family bathroom** finished in a white suite incorporating a shower/bath with shower over, wc with concealed cistern, wash hand basin with vanity storage beneath and fully tiled walls

First Floor:

- **Spacious landing** with access into the eaves for useful storage
- **Double bedroom** with two fitted double wardrobes, additional fitted storage cupboard/wardrobe and access into the eaves providing additional storage
- **Double bedroom** with a fitted double wardrobe and cupboard above and access into the eaves for useful storage
- Further **double bedroom** with a Velux roof window
- Family **shower room** incorporating a shower cubicle, wc, wash hand basin with vanity storage beneath and partly tiled walls

Outside:

- The **rear garden** is a superb feature of the property as it faces a **westerly aspect**, offers an excellent degree of seclusion and measures approximately 30ft x 25ft. Adjoining the rear of the property there is a good sized paved patio area, which continues down one side of the garden and alongside the garage. Behind the garage is a useful timber storage shed. The remainder of the garden is predominantly laid to lawn and bordered by well-stocked flower beds. The garden itself is fully enclosed. Located on one side of the property is a side path and gate, whilst on the opposite side of the property there is a paved private courtyard area. Within the rear garden there is a former detached garage, now used as a workshop with light and power.
- **Single garage** with a metal up and over door, wall-mounted gas-fired boiler, outside tap and a door leading out to the rear garden
- Two front driveways provide **off-road parking** and there is a small area of front lawn
- **Further benefits** include double glazing, a gas-fired heating system and the property is offered with **no onward chain**

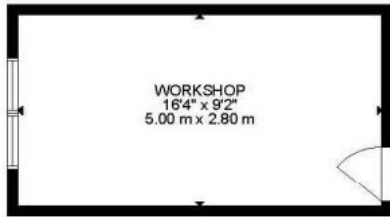
There is a small selection of amenities approximately 350 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.

COUNCIL TAX BAND: E

EPC RATING: E

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





GROSS INTERNAL AREA
 GROUND FLOOR: 871 SQ FT, 81 m², FIRST FLOOR: 699 SQ FT, 65 m²
 WORKSHOP: 150 SQ FT, 14 m², GARAGE: 151 SQ FT, 14 m²
 TOTAL: 1871 SQ FT, 174 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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