



**Bracken Road, Ferndown
Dorset, BH22 9PE**

FREEHOLD

GUIDE PRICE £525,000

“A substantially enlarged and beautifully finished bungalow with a secluded landscaped garden”

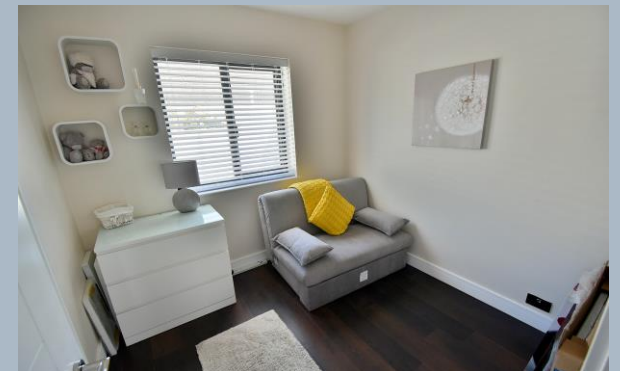
This immaculately presented and deceptively spacious bungalow has been substantially enlarged to create three bedrooms, a luxuriously appointed wet room, 21ft lounge and a stunning open plan 26ft kitchen/breakfast/dining room and utility room, with the added benefit of gas-fired underfloor heating throughout. The rear garden offers an excellent degree of seclusion and has been landscaped for ease of maintenance. Electrically operated front double gates open onto a front driveway which provides generous off-road parking.

- **A substantially enlarged and beautifully finished three bedroom detached bungalow with a landscaped secluded garden**
- Spacious **entrance hall**
- 21ft **Impressive lounge** with French doors leading out to the rear garden
- 26ft Stunning open plan **kitchen/breakfast/dining room**. Kitchen/breakfast area supplied and fitted by Kutchenhause, beautifully finished with extensive Mistral solid slimline worktops which continue round to form a breakfast bar, matching upstand, stainless steel sink with waste disposal unit and a pull out larder. There is an excellent range of integrated appliances to include Bora induction hob with downdraft extractor, Neff oven and combi oven, full height fridge and freezer and a Miele dishwasher. Bi-fold doors open to offer uninterrupted views across the private landscaped garden, whilst a skylight floods this fantastic family and entertaining space with lots of natural light. There is ample space for a dining table and chairs
- Spacious **utility/cloakroom** incorporating a wc, slimline worktops with inset sink, recess and plumbing for a washing machine, recess for condensing tumble dryer, ceiling skylight and fully tiled walls
- 21ft Impressive **master bedroom** with a window to the front aspect and a fitted wardrobe with mirror fronted doors
- **Bedroom two** is a generous size double bedroom enjoying a dual aspect with fitted wardrobe
- **Bedroom three** is a good size single bedroom
- Luxuriously appointed **wet room** incorporating a large walk-in shower area with digital Mira shower with chrome raindrop shower head and separate shower attachment, fully tiled walls and flooring, wc, wash hand basin with vanity storage beneath
- **Rear garden** which is a superb feature of the property as it offers an excellent degree of seclusion and has been landscaped for ease of maintenance. Adjoining the rear of the property and surrounding an area of artificial lawn is a porcelain paved patio. A block paved path leads down to a side gate. At the far end of the garden there is a further area of porcelain patio and a useful timber storage shed.
- **Electronically operated double wooden gates** open onto a front and side paved block driveway providing generous **off-road parking**
- **Further benefits** include double glazing, a gas-fired heating system with underfloor heating and an EV charge point at front of property

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away

COUNCIL TAX BAND: D

EPC RATING: C

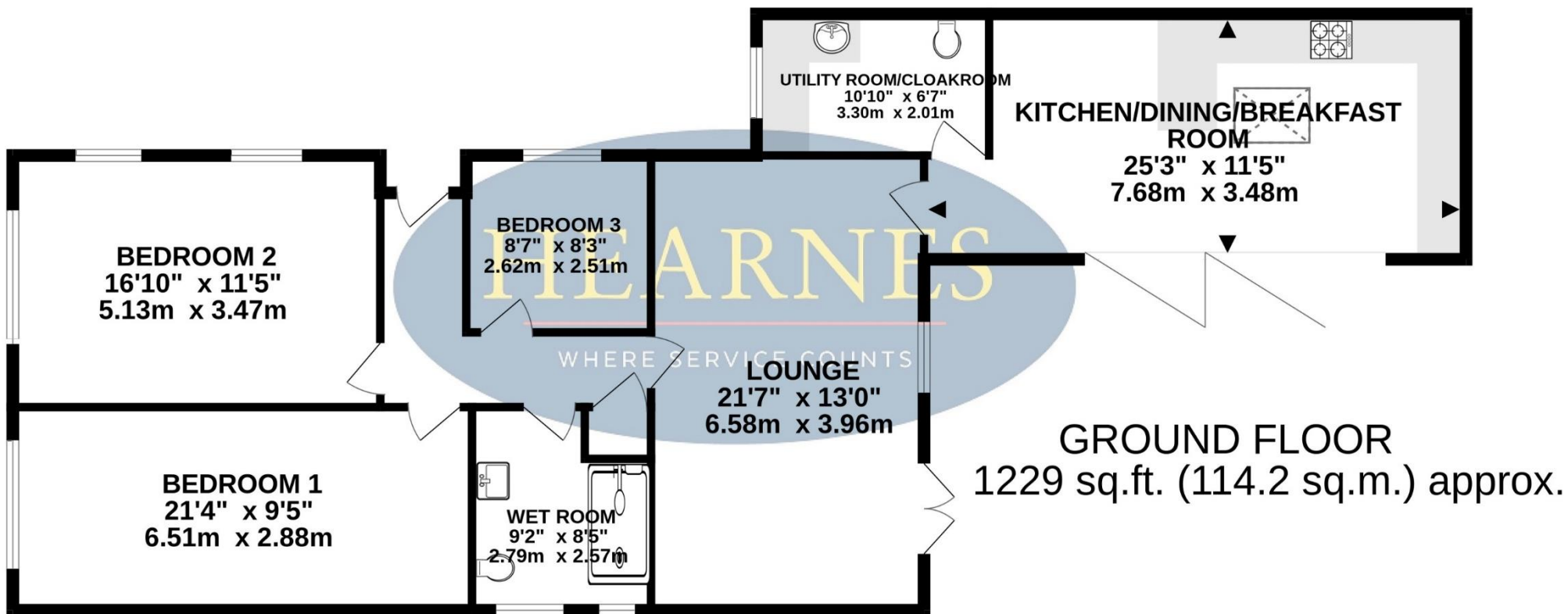


AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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.

Made with Metropix ©2024



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

