

Tricketts Lane,

Ferndown, Dorset, BH22 8AU



HEARNES

WHERE SERVICE COUNTS



***“A spacious and character 2,700 sq ft family home
with a private west facing garden located at the end
of a private lane”***

FREEHOLD PRICE £695,000

This immaculately presented and extremely spacious three/four bedroom, one bathroom, two shower room, three reception room detached family home as a secluded west facing rear garden, double garage and driveway providing generous off road parking.

The current owners had the property built and designed for them specifically approximately 25 years ago. Spring Cottage has been designed to offer light and spacious versatile accommodation of approximately 2,700 sq ft whilst tucked away in a peaceful yet sought after location at the end of a private lane and conveniently located for all the local amenities.

- **Three/four bedroom 2,700 sq ft three/four bedroom detached and versatile family home with a private west facing rear garden**
- Spacious **entrance hall** with engineered oak flooring which continues throughout the majority of the ground floor accommodation, wide staircase with wooden balustrade creating an attractive focal point of the entrance hall, good sized useful understairs linen cupboard
- Spacious ground floor **cloakroom** finished in a white suite with WC and wash hand basin
- 14' Dual aspect **kitchen/breakfast room** which has been beautifully finished with extensive granite worktops with matching upstands, the worktop continues round to form a breakfast bar with an inset 1.5 bowl sink unit, integrated double oven, hob and extractor, integrated fridge and freezer, recess and plumbing for dishwasher, Karndean flooring
- Generous sized separate **dining room** with double glazed sliding patio doors leading out onto the rear garden
- Impressive 22' x 16' **lounge** enjoying a triple aspect with sliding patio doors leading out onto the rear garden. An attractive focal point of the room is a stone fireplace with a wooden mantle above and inset living flame coal effect gas fire
- **Family room/snug** with a double glazed window to the side aspect
- Spacious first floor **galleried landing** which is large enough to use as a study area
- L shaped and dual aspect **bedroom one** with an excellent range of fitted wardrobes
- Spacious **en-suite shower room** incorporating a good sized corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Guest double bedroom** enjoying a triple aspect with an extensive range of fitted wardrobes and dressing table
- Good sized **en-suite shower room** incorporating a corner shower cubicle, WC, wash hand basin with vanity storage beneath, partly tiled walls and tiled floor
- **Bedroom three** is also a generous sized double bedroom enjoying a dual aspect and a door giving access into an inter-connecting occasional double bedroom/dressing room
- Good sized **family bathroom** finished in a stylish white suite incorporating a shower bath with shower over, chrome raindrop shower head and separate shower attachment, WC, pedestal wash hand basin, tiled floor, partly tiled walls

COUNCIL TAX BAND: F

EPC RATING: D

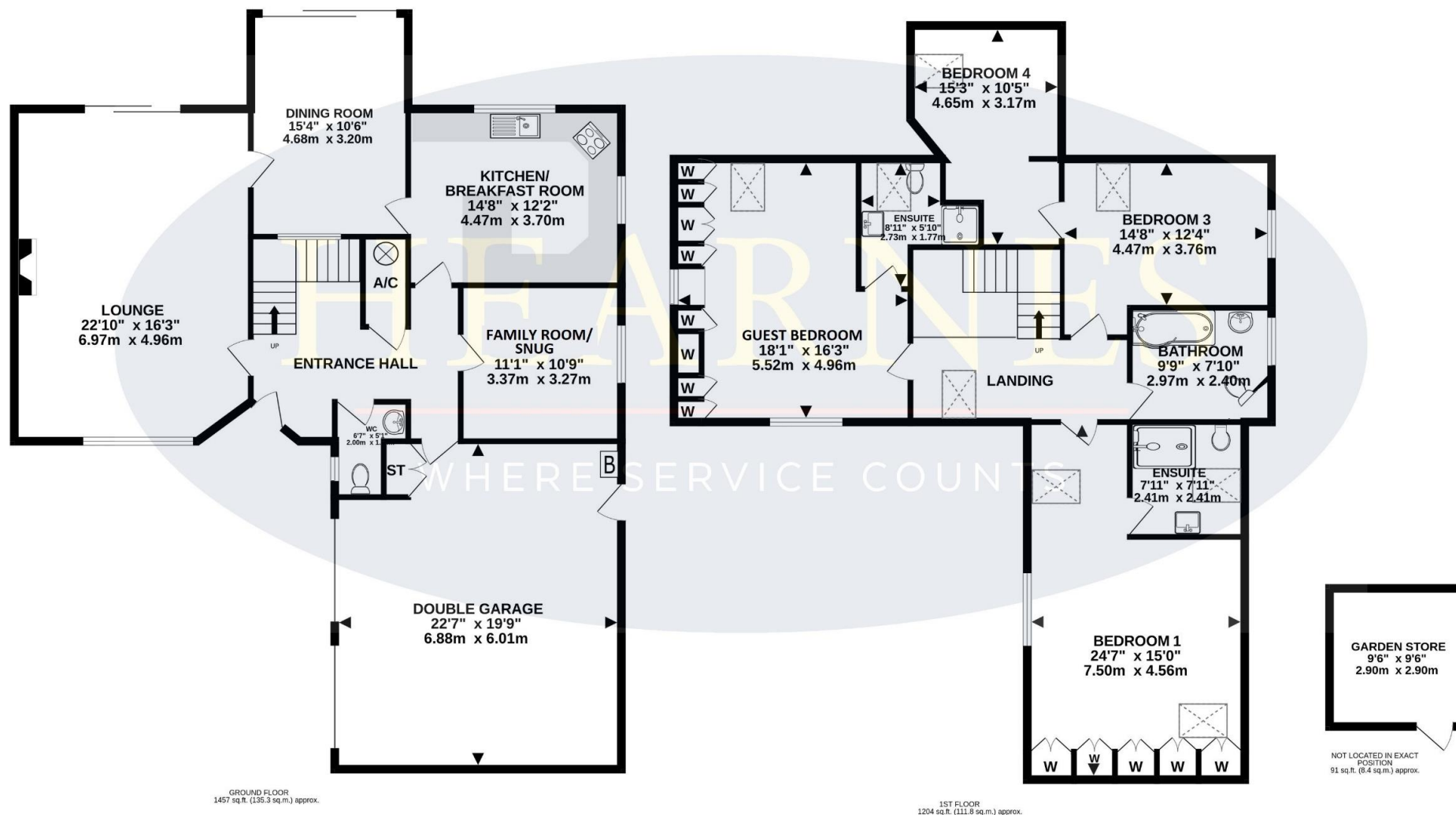




TOTAL FLOOR AREA : 2751 sq.ft. (255.6 sq.m.) approx.

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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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.



Tucked away at the end of a private lane





Outside

- The **rear garden** is a superb feature of the property as it measures approximately 60' in length x 60' in which offers an excellent degree of seclusion and faces a westerly aspect
- Adjoining the rear of the property there is a raised decked seating area with inset lighting. Steps lead down onto a good sized area of lawn. The lawn is bordered by well stocked flower beds which are stocked with many attractive plants and shrubs. In the far corner of the garden there is a useful timber storage shed with a shingled roof. Also within the garden there is a raised porcelain paved patio area providing an ideal spot to relax and enjoy this wonderful secluded garden
- A wooden **five bar gate** opens onto a front gravelled driveway which provides generous off road parking for several vehicles and in turn leads round to a double garage
- **Double garage** has two remote control up and over doors, a rear personal door, a utility area with space and plumbing for washing machine and an internal door leading through into the property
- **Further benefits** include double glazing and a gas fired heating system

There is a small selection of amenities approximately 300 metres away. Ferndown town centre is located approximately 1 mile away. Ferndown has a championship golf course on Golf Links Road. The clubhouse to the golf course is located approximately 1 mile away.



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