



Bracken Road, Ferndown  
Dorset, BH22 9PD

# FREEHOLD PRICE

## Price £425,000

*“An extremely spacious and modernised bungalow with a west facing garden”*

This deceptively spacious and modernised two double bedroom detached bungalow has a 50ft west facing rear garden, single garage and a driveway providing generous off-road parking.

This well presented bungalow offers light and spacious accommodation which has been upgraded and improved, with the principle rooms overlooking the rear garden. The property also benefits from solar panels which are owned by the current vendors, providing a yearly dividend and substantially reducing electricity bills.

- Generous **entrance hall** with oak flooring
- 21ft **Lounge/dining room** with oak flooring, a living flame coal effect gas-fire with ornately moulded surround, ample space for a dining table and chairs and French doors leading out to the rear garden
- Refitted **kitchen** with attractive tiled splashbacks, an excellent range of integrated Zanussi appliances to include a four ring gas hob with extractor canopy above, oven, fridge/freezer and dishwasher, a recess and plumbing for a washing machine, wall-mounted gas fired Baxi boiler, Karndean flooring, a window overlooking the rear garden and a door giving access
- **Bedroom one** is a large double bedroom
- **Bedroom two** is a double bedroom benefitting from fitted wardrobes with sliding doors
- Spacious refitted **family bathroom/shower room** incorporating an oversized panelled bath, separate shower cubicle with Aqualisa shower, pedestal wash hand basin, WC, fully tiled walls and Karndean flooring
- **Rear garden** measuring approximately 50ft in length, facing a westerly aspect, offering an excellent degree of seclusion and has been landscaped for ease of maintenance, with well-stocked shrub borders and flower beds. At the far end of the garden there is a summer house and a useful timber storage shed. A side gate opens onto the side driveway
- Block paved driveway providing generous **off-road parking** for numerous vehicles
- **Single garage** with a metal up and over door, light and power
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas-fired central heating system and solar panels

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

**COUNCIL TAX BAND: D**

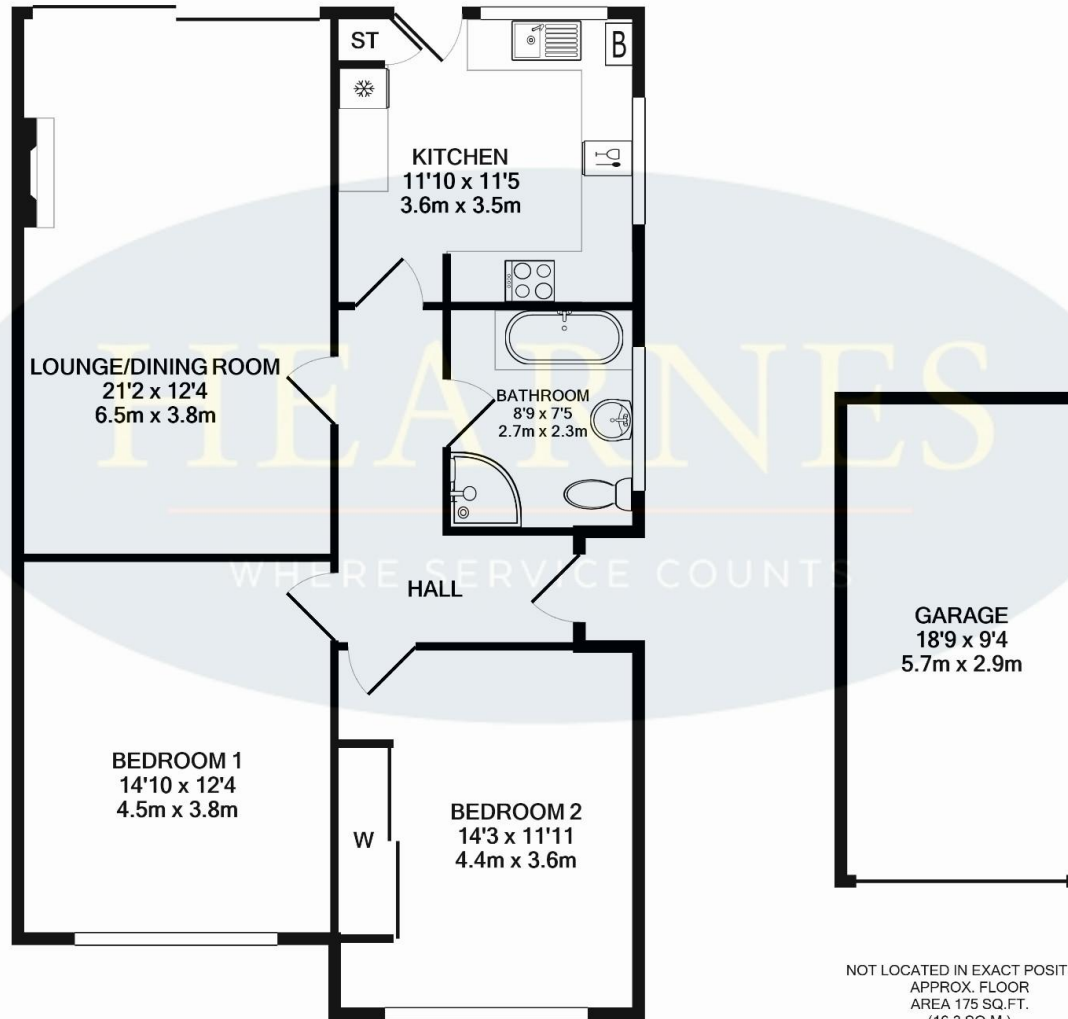
**EPC RATING: D**

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 APPROX. FLOOR AREA 1067 SQ.FT. (99.1 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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NOT LOCATED IN EXACT POSITION  
APPROX. FLOOR  
AREA 175 SQ.FT.  
(16.3 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 891 SQ.FT.  
(82.8 SQ.M.)

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