



HEARNES

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**Tricketts Lane,
Ferndown, BH22 8AU**

FREEHOLD PRICE

£475,000

“Versatile detached four bedroom, two bathroom chalet home situated in a private lane with potential to extend (stpp)”

This detached chalet style family home occupies a unique position in a private lane away from the main road but still within convenient access of a local shopping parade, regular bus routes and access to the A31 commuter routes to both Ferndown and Wimborne.

The property is notable for its well proportioned garden building and the ground adjacent to it that could provide scope for extension or further outbuildings (stpp).

The accommodation comprises: four bedrooms, three on the first floor served by a family bathroom with a separate shower cubicle, versatile ground floor bedroom and bathroom, spacious lounge, separate dining room, conservatory and fitted kitchen. Other benefits include gas central heating, double glazing, spacious hallway, driveway parking with potential to increase across the front garden and a substantial timber garden outbuilding approximately 40', split into two rooms. The outbuilding and approaching side driveway provides excellent scope for improvement/extension.

- Covered **entrance porch** with tiled step up to the double glazed front door giving access to the entrance hall with stairs to the first floor
- **Lounge/dining room** with a double glazed window to the side aspect, laminate flooring throughout, sliding double glazed doors giving access to the conservatory
- **Conservatory** set upon a raised brick foundation with views over the rear garden with double glazed windows, sliding doors and angled glazed roof
- **Kitchen** comprising comprehensive range of base and wall mounted units with adjoining worktops, integrated and raised Bosch oven and grill, Bosch inset electric hob with extractor over, 1.5 bowl sink with drainer unit, two double glazed windows to the front aspect, space, power and plumbing for dishwasher and washing machine, integrated fridge and freezer, cupboard housing a wall mounted gas boiler
- **Study/Bedroom four** with a double glazed window to the front aspect
- **Dining room/second reception room** with a double glazed window to the rear aspect. This room provides multiple uses as a dining room/games room or further study
- **Ground floor bathroom** comprising panelled bath, wash hand basin and WC. Opaque double glazed window to the rear aspect
- **First floor part galleryed landing** with door to eaves storage, double glazed window to the front aspect
- **Bedroom one** with double glazed windows to the side and rear aspect, eaves storage
- **Bedroom two** with a double glazed window to the rear aspect
- **Bedroom three** with a double glazed window to the front aspect
- First floor **family bathroom** comprising panelled bath with mixer taps, WC, wash hand basin and separate shower cubicle with wall mounted Mira shower unit

Outside

- The **front garden** has a section of gravel drive with parking for two vehicles and level lawn and pathway screened from the road by mature hedging
- The **rear garden** measures 75' x 50', is an excellent feature with level lawn and large patio and path winding through mature hedging, all enclosed by timber fencing and hedging

COUNCIL TAX BAND: E

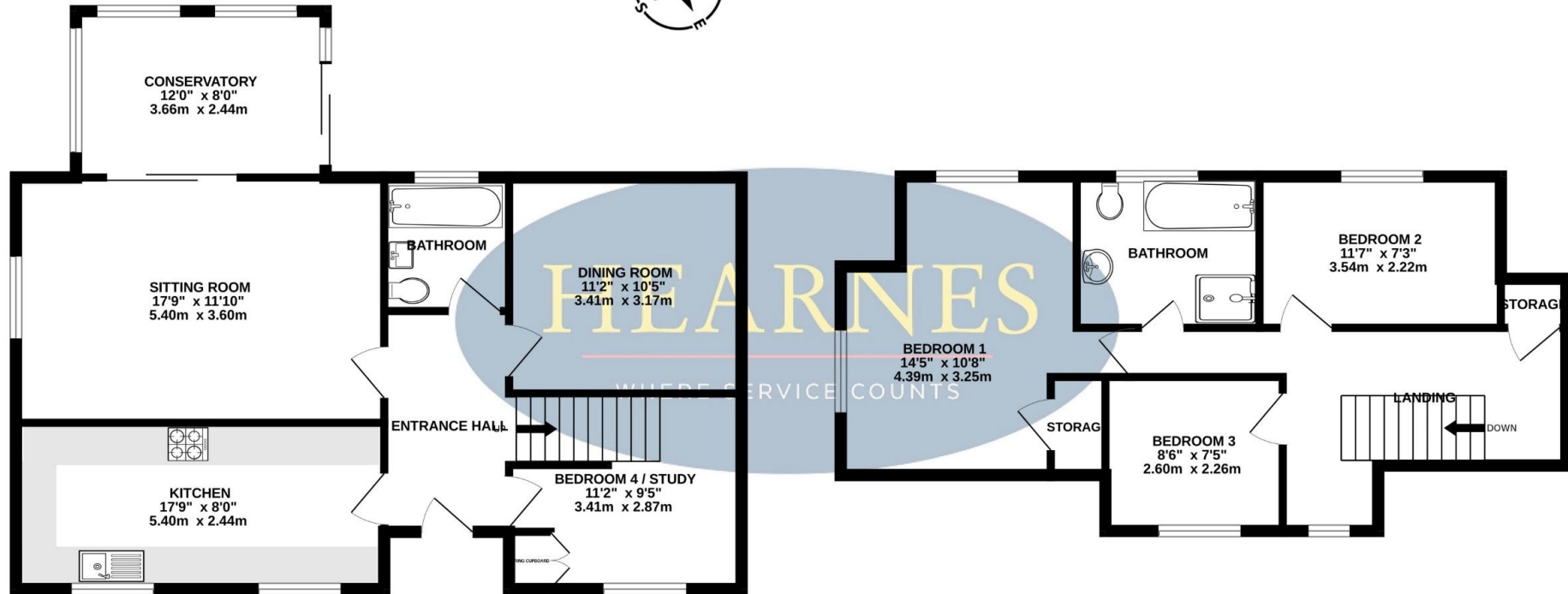
EPC RATING: D



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GROUND FLOOR
771 sq.ft. (71.7 sq.m.) approx.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.6 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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