

# Bracken Road

Ferndown, Dorset BH22 9PD





***“A 1,400sq ft bungalow with a secluded west facing garden backing onto a green open space with no chain”***

**FREEHOLD GUIDE PRICE £475,000**

This deceptively spacious and well maintained three bedroom, one bathroom, one shower room, two reception room detached bungalow has a secluded west facing garden which backs onto a green open space, double garage and driveway providing generous off road parking. Whilst situated in a popular and convenient location within Ferndown.

This light and deceptively spacious 1,400sq ft bungalow has well planned accommodation with the principal rooms overlooking a secluded west facing rear garden. The double garage is also a superb feature and the property now comes to the market offered with no onward chain.

- **A 1,400sq ft three bedroom detached bungalow with a double garage, secluded garden and no chain**
- **Good size entrance hall** with storage cupboard and double airing cupboard
- **A generous size 20ft lounge.** An attractive focal point of the room is an exposed stone fireplace. Sliding patio doors lead out into the private west facing rear garden, an archway through to the dining room
- **The dining room** has ample space for dining table and chairs, serving hatch through to the kitchen/breakfast room and double glazed window overlooking the secluded rear garden
- **Kitchen/breakfast room** incorporating roll top worksurfaces, base and wall units, breakfast bar, integrated oven, grill, hob, extractor and dishwasher with a double glazed window to the side aspect
- **Utility room** with recess for fridge/freezer, recess and plumbing for washing machine, sink unit and a door leading out onto a side path
- **Bedroom one** is a generous size double bedroom benefitting from an excellent range of fitted bedroom furniture
- **Dressing area** with two fitted floor to ceiling wardrobes with sliding doors
- **Spacious en-suite shower room** finished in a white suite incorporating a good size corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous size double bedroom benefitting from fitted wardrobes
- **Bedroom three** is a good size single bedroom
- **Family bathroom** incorporating a walk-in bath with mixer taps and shower attachment, pedestal wash hand basin, WC, fully tiled walls and flooring

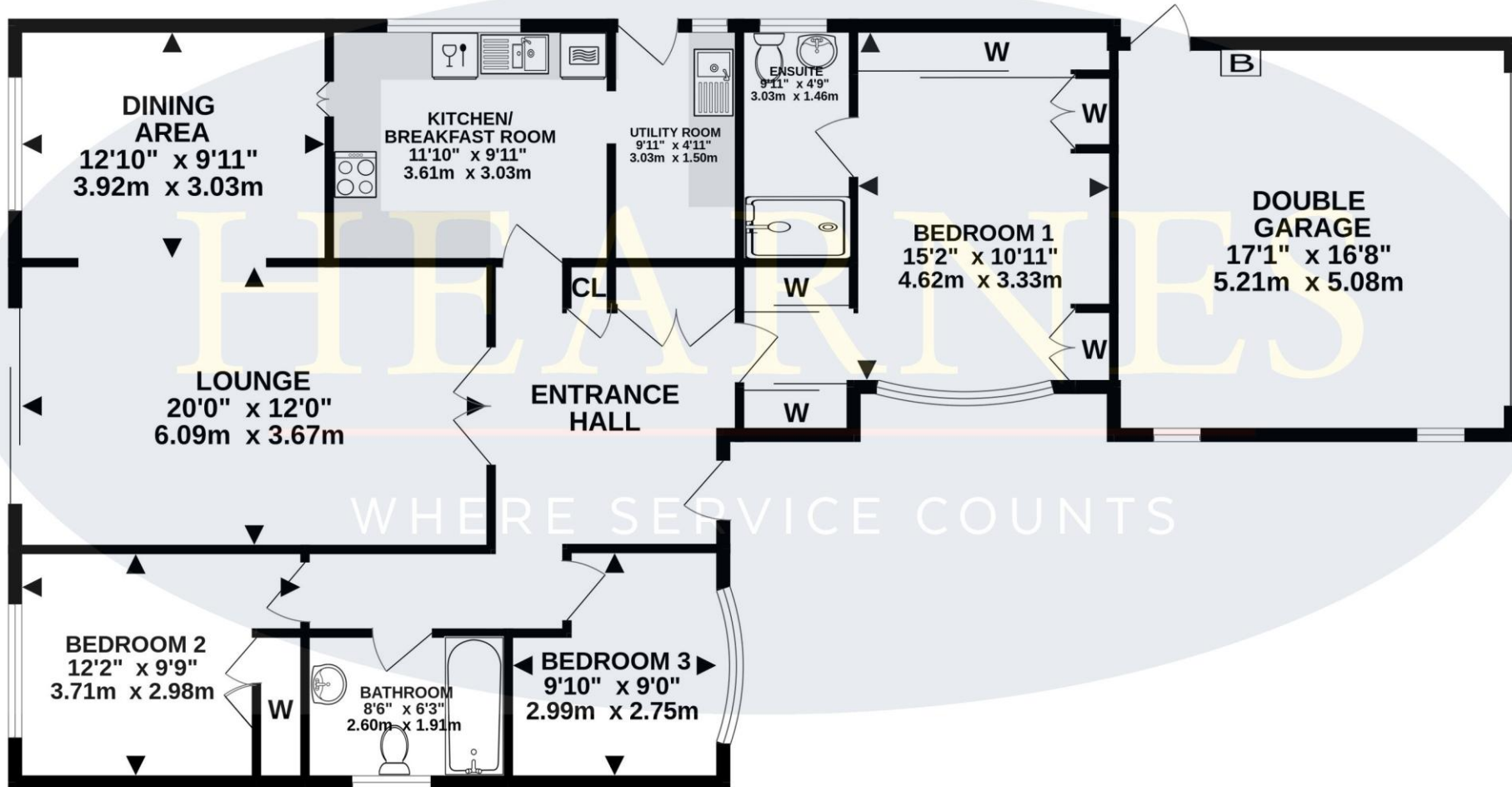
**COUNCIL TAX BAND: E      EPC RATING: D**





TOTAL FLOOR AREA : 1482 sq.ft. (137.6 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.





## Outside

- **The rear garden** is a superb feature of the property as it faces a westerly aspect and offers an excellent degree of seclusion as it backs onto a green open space
- **The garden** is fully enclosed by mature shrubs and fencing and measures approximately 40ft x 45ft
- Adjoining the rear of the property there is a **paved patio**. The remainder of the garden is predominantly laid to lawn. Also within the garden there is a **timber storage shed and greenhouse**
- There is a good size area of **front garden**
- **A front driveway** provides generous off road parking and in turn leads up to a double garage
- **Double garage** has a metal up and over door, light and power and a side personal door
- **Further benefits include;** double glazing, replacement UPVC fascias and soffits, a gas fired heating system and the property now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.



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