



**Brackendale Court, Village Hall Lane
Three Legged Cross, Wimborne, Dorset BH21 6SG**

FREEHOLD PRICE

£425,000

“Tucked away in a small select development within a semi-rural location, offered with no onward chain”

This superbly positioned and generous sized three double bedroom, one bathroom, one shower room detached bungalow has a private south facing rear garden, detached single garage and driveway. Tucked away in a peaceful and small select development of just three other properties, conveniently located for all local amenities.

The property has been owned by the current owners for circa 25 years, over which time the property has been well-maintained. The south facing garden and unique location are two particular features. The property now also comes to the market offered with no onward chain.

- **A three double bedroom detached bungalow with a private south facing rear garden in a small select development**
- Spacious **entrance hall**
- Generous sized **16ft lounge** with exposed stone feature fireplace creating an attractive focal point in the room, a window to the front aspect and archway through to the dining room
- **Dining room** enjoying a dual aspect with sliding patio doors leading out to the rear garden and a serving hatch through to the kitchen
- **Kitchen** incorporating roll top work surfaces, a good range of base and wall units, integrated oven, grill and hob, integrated dishwasher, stainless steel one and a half bowl sink unit and drainer, window overlooking the rear garden and a door into the utility room
- Good sized **utility room** with recess and plumbing for a washing machine, stainless steel one and a half bowl sink unit and drainer, space and outlet for a tumble dryer, integrated fridge and freezer, wall-mounted gas-fired boiler and a door leading out to the rear garden
- **Bedroom one** is a double bedroom benefitting from fitted wardrobes
- Spacious **en-suite shower room** incorporating a corner shower cubicle, wc, pedestal wash hand basin, partly tiled walls and tiled floor
- **Bedroom two** is also a double bedroom benefitting from fitted wardrobes and enjoying a dual aspect
- **Bedroom three** is again a double bedroom with a window to the front aspect
- **Main shower room** recently refitted in a stylish white suite incorporating a good sized shower cubicle, wc, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Rear garden** which is a superb feature of the property as it faces a **southerly aspect**, offers an excellent degree of seclusion and measures approximately 70ft in width. Adjoining the rear of the property there is a paved path which continues down to a good sized paved patio area, partly covered by trellis. Adjoining the patio is a summer house and a useful storage shed. A side path leads down to a wide side gate and a side door into the garage. On the opposite side of the property there is a further side path, timber storage shed and side gate. The main area of garden is predominantly laid to lawn, bordered by well-stocked flower beds. The garden itself is stocked with many attractive plants and shrubs and is fully enclosed.
- The **front garden** is stocked with many attractive ornamental plants and shrubs
- Gravelled driveway providing **off-road parking**, which in turn leads up to a detached single garage
- Detached **single garage** with remote control roll up and over door, light, power and a side personal door
- **Further benefits** include double glazing and a gas-fired heating system

A convenience store is located approximately 500 metres away. The village centre of West Moors is located approximately 2 miles away. West Moors offers a good selection of day to day amenities. Ferndown offers a further more comprehensive range of shopping, leisure and recreational facilities, with the town centre located approximately 4 miles away.

COUNCIL TAX BAND: D

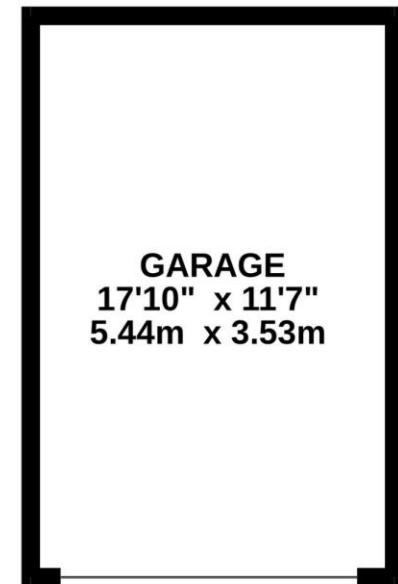
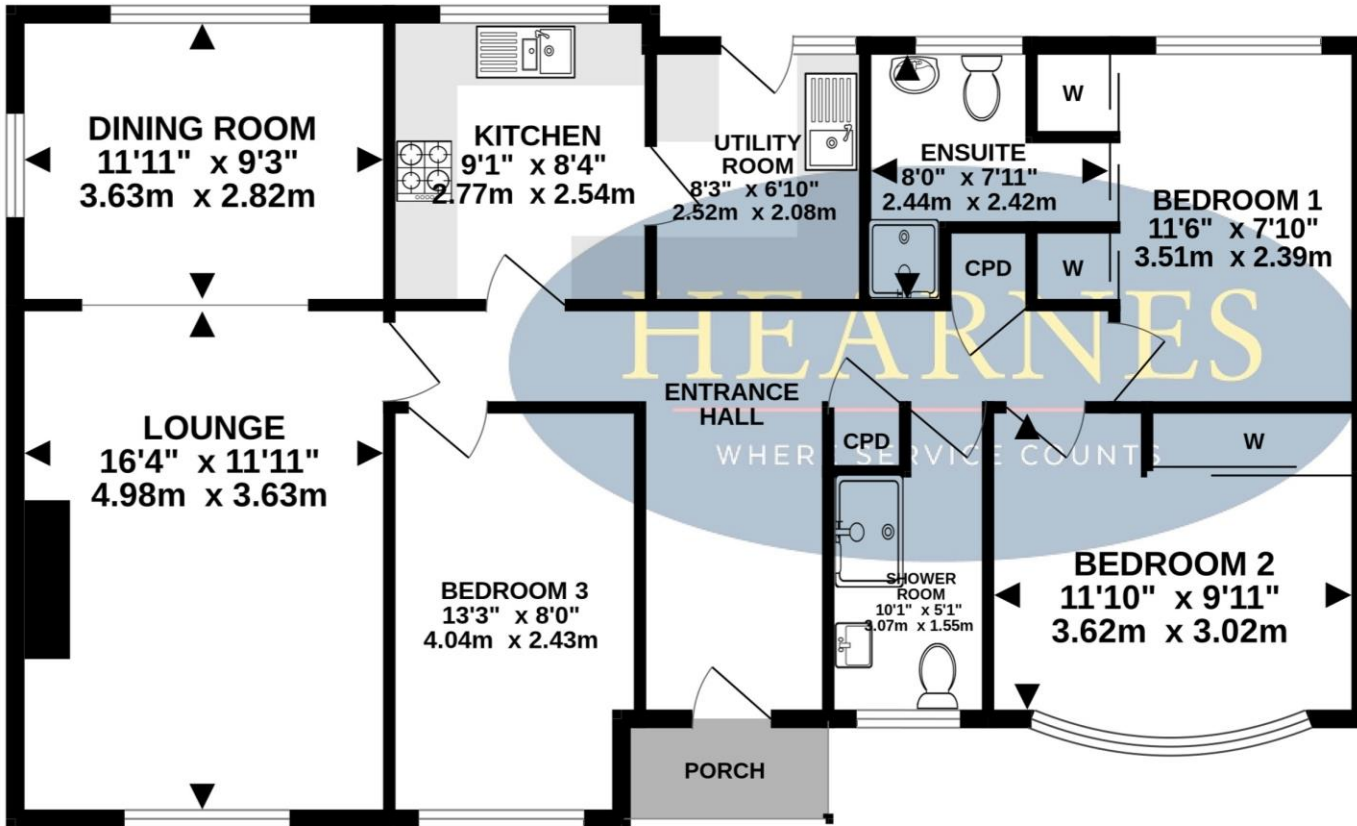
EPC RATING: C

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TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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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NOT LOCATED IN EXACT POSITION
207 sq.ft. (19.2 sq.m.) approx.

GROUND FLOOR
996 sq.ft. (92.6 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

