

# Tricketts Lane

Ferndown, Dorset, BH22 8AU



**HEARNES**

WHERE SERVICE COUNTS







# ***“Impressive detached four bedroom chalet home with a wealth of character features occupying a mature secluded plot in a private lane ”***

**FREEHOLD GUIDE PRICE £550,000**

This very well-appointed detached family home offers versatile living over two floors, set centrally within a mature plot with a wonderful westerly facing garden in a popular private lane.

The accommodation maintains a rustic character feel throughout, comprising three first floor bedrooms served by a modern en-suite and family bathroom, together with a potential ground floor fourth bedroom/reception room, a spacious dual aspect living room and an impressive farmhouse style refitted kitchen/dining room with Butlers sink and Range cooker.

Other benefits include a ground floor WC and utility room with integral access to the garage, solid oak doors, modern gas central heating, double glazing, air humidifying system within the eaves, reception hall and landing, timber 5 bar gate to driveway parking for several vehicles leading to the garage and a wonderful rural landscaped private west facing cottage garden and patio.

## **Ground Floor:**

- **Entrance/reception hall** – the hall sets the tone for the remaining accommodation with parquet wood flooring and double doors to a walk-in cupboard housing the pressurised water tank
- **Kitchen/dining room** – beautifully presented open plan area with bespoke fitted kitchen comprising a range of base and wall mounted units, worktops, dual Butler’s sink, Range cooker, integrated dishwasher, tall standing fridge/freezer, contrasting farmhouse tiled flooring and splashbacks, window overlooking the rear garden and a spacious dining area with patio doors and a window out to and overlooking the rear garden, a door returning to the hall and door to
- **Utility room** – plumbing for a washing machine, wash hand basin, window and an integral door to the garage
- **Cloakroom WC**
- **Bedroom four/reception study** – Versatile ground floor room with continuation of the parquet flooring and a window. This room is currently used as an office
- **Living room** – warm, welcoming dual aspect room with a window to the front elevation, French doors giving access out to the rear garden, parquet flooring and a chimney recess with solid wood burner

## **First Floor:**

- **Landing** – reception space, built in storage cupboards and two windows
- **Bedroom one** – window to the rear aspect and door to a cupboard
- **En-suite** – Stylish refitted suite comprising walk in shower cubicle, wc, wash hand basin, ceramic tiled section of wall, mosaic tiled flooring, Velux window and heated towel rail
- **Bedroom two** – window to the side aspect
- **Bedroom three** – Window to the side aspect and eaves recess
- **Shower room** – Luxury refitted suite comprising dual width shower cubicle, with stylish ceramic tiled splashbacks, vanity unit with Monobloc wash hand basin, wc, window and a heated towel rail



**COUNCIL TAX BAND: E**

**EPC RATING: E**



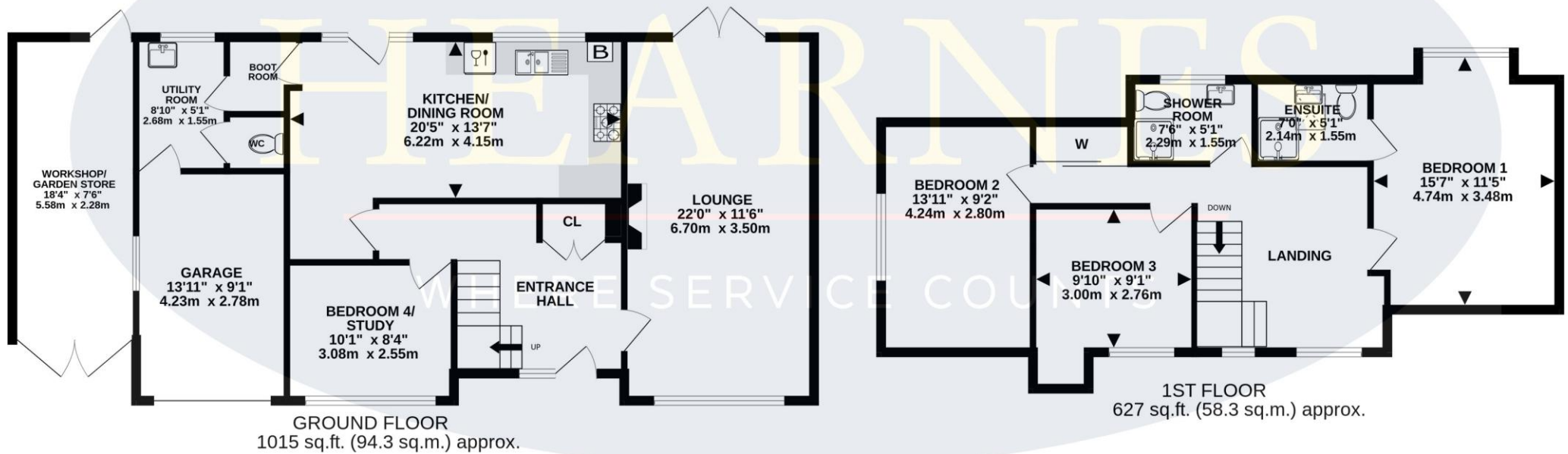




TOTAL FLOOR AREA : 1642 sq.ft. (152.5 sq.m.) approx.

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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## Outside

- The **rear garden** measures approximately 54ft x 52ft and is particular feature of the property having been landscaped and maintained as a mature cottage garden, set around a patio and Pergola, with specimen shrub and flower borders, a fish pond, greenhouse, area of level lawn with a secluded outlook, surrounded by mature hedging boundaries
- Front timber gated access to the **driveway with parking** for several vehicles and a private section of mature garden enclosed by a collection of dense hedging
- **Workshop/garden store** 18ft 4in x 7ft 6in, located down one side of the property, with a rear personal door to the garden and double front doors
- **Garage**

The property is located approximately 1 mile from Ferndown Town Centre with its excellent range of shopping, schools and leisure facilities. Ferndown Championship Golf Course is located approximately 1 mile away on Golf Links Road. Access to the A31 is less than ½ a mile away and Bournemouth Airport at West Parley is approximately 2 miles away.





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