

Bracken Road,

Ferndown, Dorset, BH22 9PF



HEARNES

WHERE SERVICE COUNTS



“A deceptively spacious and modernised bungalow with a 50’ private garden in a pleasant cul-de-sac location”

FREEHOLD PRICE £485,000

This generous sized and modernised three double bedroom, one bathroom, one shower room detached bungalow has a 50’ private garden, single garage and driveway providing generous off road parking.

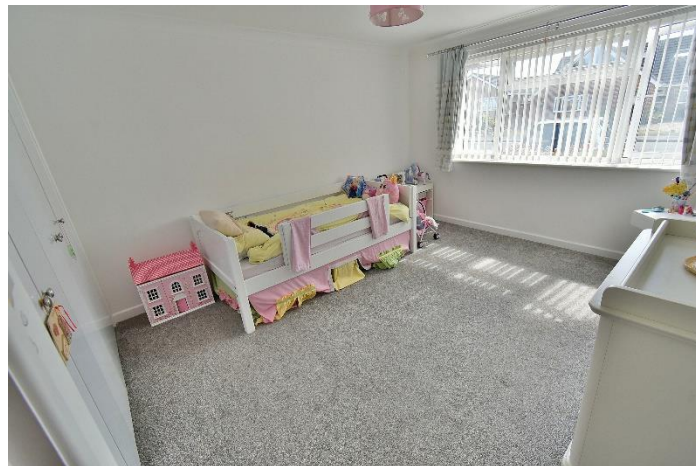
This deceptively spacious bungalow has undergone a number of improvements and is offered in immaculate condition. The property is tucked away in a peaceful cul-de-sac occupying a good sized private plot.

- **Three double bedroom detached bungalow with a 50’ private rear garden**
- 16’ x 14’ Spacious **entrance hall** with double storage cupboard housing a wall mounted gas fired boiler
- 22’ Triple aspect **lounge/dining room**
- **Lounge area** has a living flame log effect electric fire and double glazed sliding patio doors leading out onto the rear garden and patio
- The **dining area** has double glazed French doors leading out onto a seating area, an opening through into the kitchen/breakfast room
- **Kitchen/breakfast room** incorporates beautifully finished and extensive granite worktops and upstands, inset double ceramic sink, high level oak breakfast bar, an excellent range of integrated appliances to include induction hob with extractor canopy above, microwave, dishwasher, fridge freezer, double glazed window overlooking the rear garden
- **Bedroom one** is a good size double bedroom enjoying a view of the front garden benefitting from two fitted double wardrobes
- **En-suite bathroom** finished in a stylish white suite incorporating a panelled bath with shower over, chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, tiled floor
- **Bedroom two** is also a large double bedroom benefitting from three fitted double wardrobes double glazed window to the front aspect
- **Bedroom three** is also a double bedroom with a fitted double wardrobe
- **Family shower room** finished in a contemporary style white suite incorporating a corner shower cubicle, chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

COUNCIL TAX BAND: D

EPC RATING: D

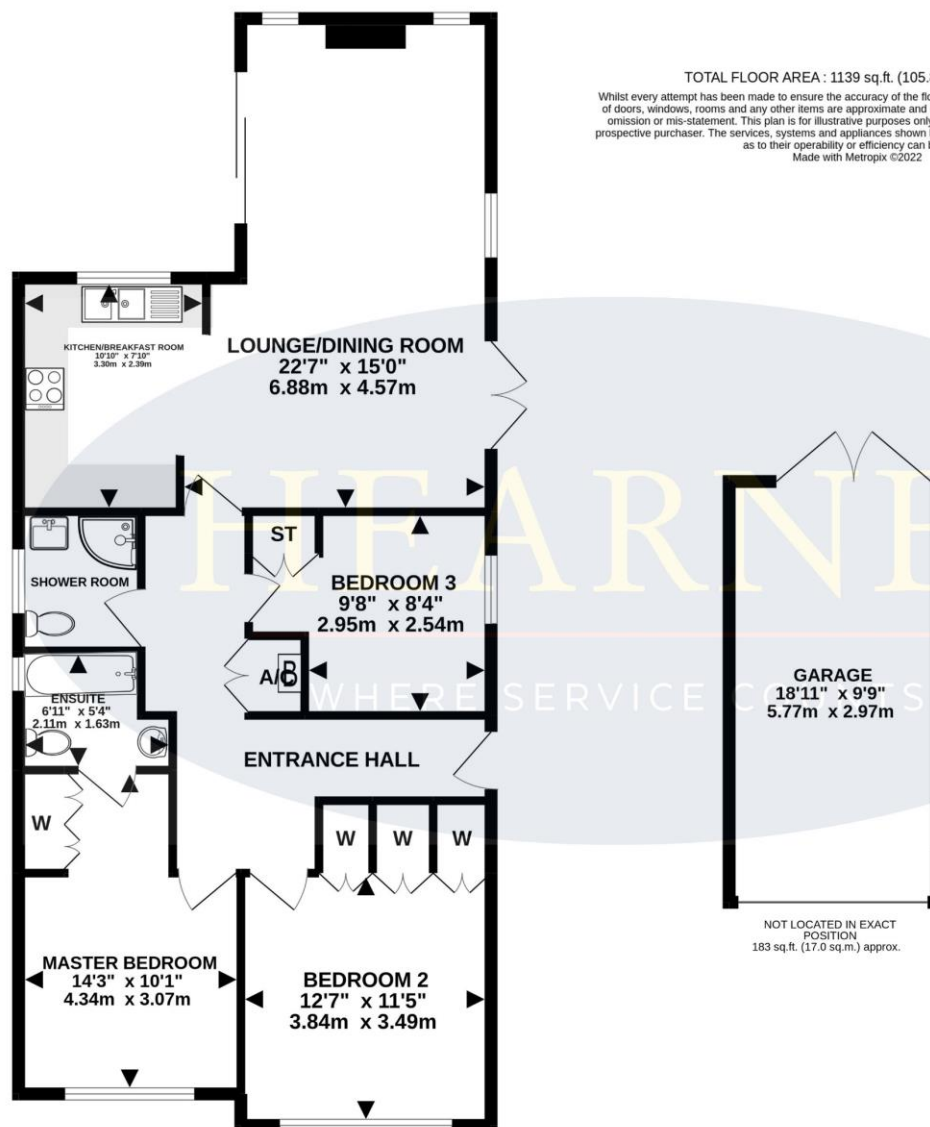






TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) approx.

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.
Made with Metropix ©2022



GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.





Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, if fully enclosed and measures approximately 50' x 40'
- 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 useful timber shed. Side gates are located on both sides of the property. On one side of the property there is a private shingle seating area and a rear door into the garage
- A front **driveway** provides generous off road parking and in turn leads up to a single garage
- A good size area of front lawn
- Single **garage** has a metal up and over door, light and power and a rear personal door
- Further benefits include 'Giganet' high speed broadband which is now available, double glazing, replacement UPVC fascias and soffits and a gas fired heating system

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



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



www.hearnes.com Offices also at:
Bournemouth, Poole, Ringwood & Wimborne