

Tricketts Lane

Ferndown, Dorset, BH22 8AT





“A substantially enlarged and character cottage with secluded garden located down a private lane ”

FREEHOLD PRICE Offers in excess of £500,000

This substantially enlarged and tastefully modernised four bedroom, one bathroom, one shower room, two reception room detached character cottage has a private enclosed garden, a detached double garage (currently used as a workshop/gym) and driveway.

The property was originally built in 1911 as well as being substantially enlarged the property has undergone an extensive programme of modernisation whilst managing to retain its character.

Tricketts Lane is a private road which is located conveniently for all the local amenities.

- **Four bedroom, two reception room detached character cottage**

Ground Floor

- Spacious 25' **entrance hall** with parquet flooring, fitted cupboard and a fitted 'monks bench'
- Ground floor **cloakroom** finished in a stylish white suite incorporating a WC, wall mounted wash hand basin with vanity storage beneath, tiled floor
- Re-fitted **kitchen/breakfast room** enjoying a dual aspect, beautifully finished with extensive granite worktops and a central island unit also finished with granite forming a breakfast bar, a good range of base and wall units, stainless steel Range cooker with stainless steel extractor canopy above, space for fridge/freezer, integrated dishwasher and double glazed window overlooking the rear garden
- **Utility room** with space and plumbing for washing machine, tiled floor, double glazed door leading out into the rear garden
- 25' Impressive and dual aspect **lounge** which has a double glazed window overlooking the front garden and double glazed French doors leading out into the rear garden. An attractive focal point of the room is a wood burning stove with slate hearth.

First Floor

- Spacious first floor **landing**
- **Bedroom one** is a generous sized double bedroom benefitting from two fitted double wardrobes with cupboards over and dressing table
- Recently re-fitted 'Jack' and 'Jill' family **bathroom/shower room** beautifully finished in a contemporary style white suite incorporating a roll top bath with mixer taps and shower hose, large corner shower cubicle, WC, wash hand basin with vanity storage beneath, tiled floor and a cupboard housing a replacement wall mounted gas fired Valliant boiler
- **Bedroom two** is a double bedroom
- **En-suite shower room** recently re-fitted and beautifully finished in a stylish white suite incorporating a corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, tiled floor
- **Bedroom three** is also a generous sized double bedroom with two fitted double wardrobes with cupboards above
- **Bedroom four** is a good sized single bedroom (currently being used as an office)

COUNCIL TAX BAND: E

EPC RATING: C

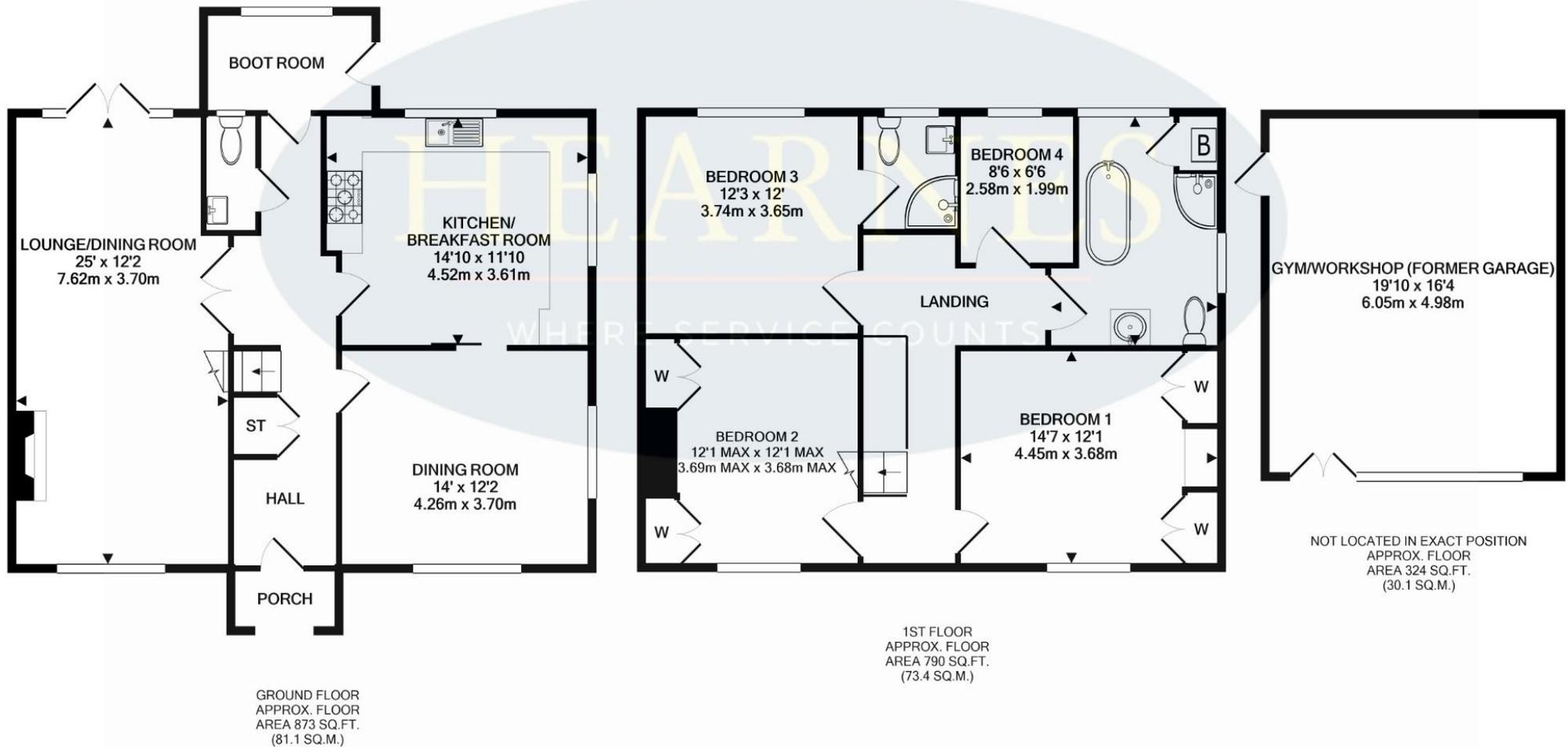




TOTAL APPROX. FLOOR AREA 1987 SQ.FT. (184.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 50' x 45', is fully enclosed and offers a good degree of seclusion. The garden is predominantly laid to lawn. Within the garden there are paved patio areas as well as a wishing well with glass top creating an attractive feature. Located down one side of the property there is a wood store, whilst on the opposite side of the property there are double wooden gates which formerly provide vehicle access to the former detached double garage
- **Detached double garage** which is currently being used as a **gym/workshop** which has light and power, water supply and double glazed window and double glazed French doors
- A front **driveway** provides off road parking for two to three vehicles
- **Further benefits** double glazing and a gas fired heating system with a replacement boiler and Nest heating controls

The property is situated approximately 1 mile from Ferndown's centre. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a championship golf course on Golf Links Road.



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