

# Bracken Road

Ferndown, Dorset BH22 9PF



**HEARNES**

WHERE SERVICE COUNTS



***“An extremely versatile and spacious 2,100 sq ft family home occupying a larger than average and secluded plot measuring 0.28 of an acre”***

**FREEHOLD PRICE £575,000**

This deceptively spacious and versatile five bedroom, three en-suite, one bathroom, three reception room detached family home has a larger than average secluded rear garden and front driveway providing generous off road parking whilst occupying a larger than average plot measuring 0.28 of an acre.

This immaculately presented 2,100 sq ft light, spacious and versatile family home is offered in immaculate condition. The larger than average secluded plot is a particular feature along with the versatile accommodation that could either suit a large family or any potential buyer looking to accommodate an elderly relative. An early viewing of this fantastic family home is strongly recommended.

- **A 2,100 sq ft five bedroom detached family home occupying a larger than average and secluded plot measuring 0.28 of an acre**

**Ground floor:**

- **17ft x 15ft Spacious entrance hall**, tiled floor
- **15ft Lounge** with feature fireplace and double doors leading through into the sun room
- **Sun room** with sliding patio doors leading out into the conservatory
- **Conservatory** enjoys a pleasant outlook over the large, secluded and mature rear garden, sliding door giving access onto the patio
- **27ft Kitchen/dining room** enjoying a dual aspect incorporating roll top worksurfaces, base and wall units with space and plumbing for washing machine and dishwasher, space for condensing tumble dryer, recess for fridge, space for a range cooker with extractor canopy above, space for fridge/freezer, ample space for dining table and chairs, double glazed door leading out onto a covered side patio, double glazed windows offering a pleasant outlook over the large, mature garden
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower attachment and glass shower screen, pedestal wash hand basin, WC
- **Study** which could also be used as a bedroom
- **Bedroom three** is a generous size double bedroom with fitted wardrobes and cupboards above
- **Bedroom four** is a large double bedroom, double glazed French doors leading out into the rear garden
- **Spacious en-suite shower room** finished in a white suite incorporating a good size corner shower cubicle, WC, pedestal wash hand basin
- **Bedroom five** is a large single bedroom with fitted wardrobe and cupboard above

**First floor:**

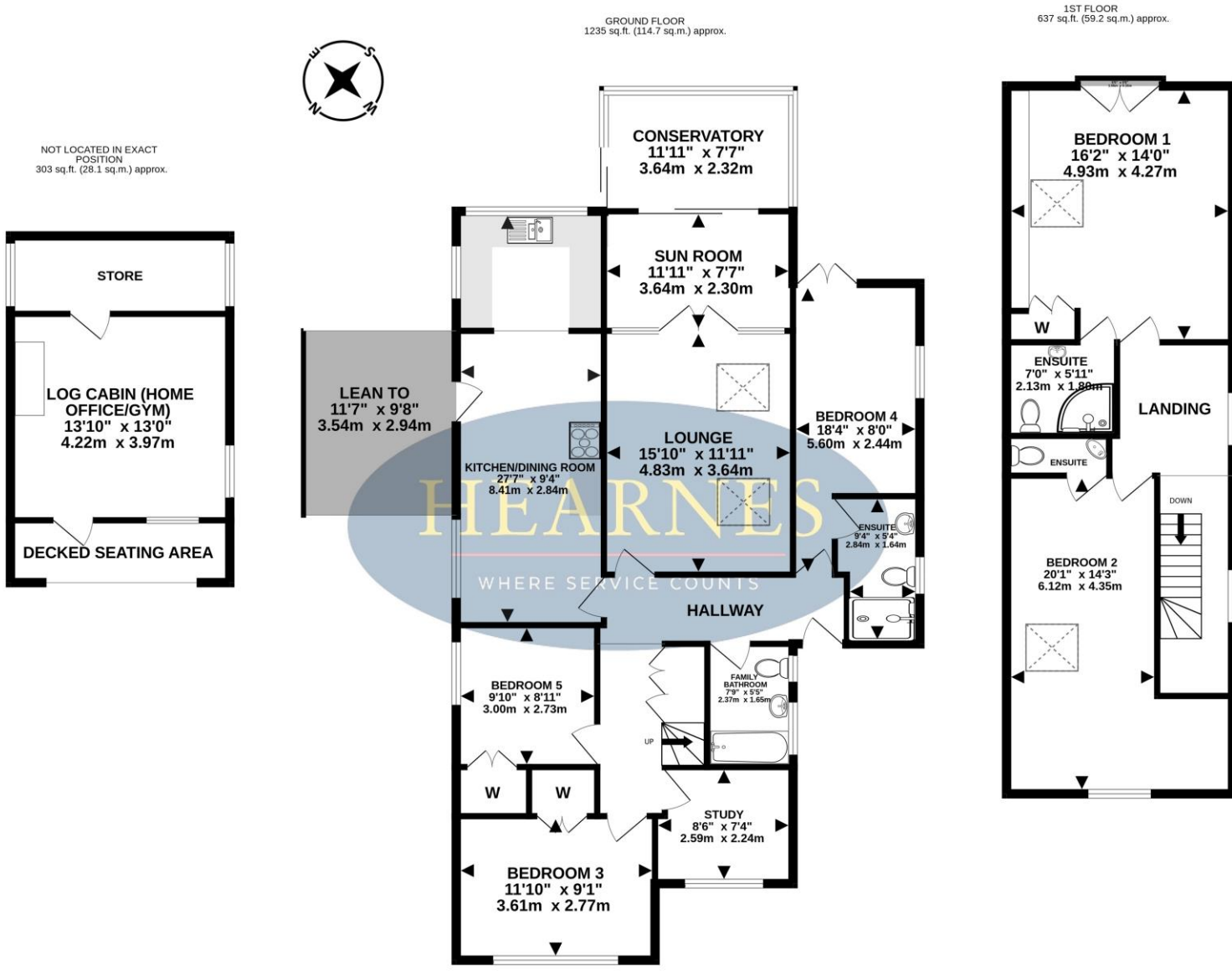
- **Spacious 21ft first floor landing** which is large enough to be used as a study area
- **Bedroom one** is a generous size double bedroom benefitting from fitted wardrobes, cupboard storage and shelving and double glazed French doors opening out onto the Juliette balcony which offers fantastic views over the large secluded and well stocked rear garden
- **En-suite shower room** finished in a stylish white suite incorporating a good size corner shower cubicle, wash hand basin with vanity storage beneath, WC
- **Bedroom two** is an impressive 20ft bedroom enjoying a dual aspect with access into the eaves for useful storage
- **En-suite cloakroom** finished in white suite with WC and pedestal wash hand basin

**COUNCIL TAX BAND: D**

**EPC RATING: D**







TOTAL FLOOR AREA : 2175 sq.ft. (202.0 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 without doubt a superb feature of the property as it has a maximum measurement of approximately 115ft x 75ft, and offers an excellent degree of seclusion
- **Adjoining the rear** of the property there is a paved patio which adjoins a decked seating area. Throughout this family garden there are various graveled, paved and decked seating areas, paths meander through this amazing garden providing a superb space for children to search and explore and adults to relax, unwind and entertain. The garden is stocked with many attractive mature plants, trees and shrubs and is fully enclosed
- A particular feature of the garden is a **detached log cabin** with light and power and a wood burner with a door leading through into a rear portion of the log cabin which is a store room. The cabin also has an adjoining decked seating area.
- **A front driveway** provides generous off road parking
- **Further benefits include** double glazing, UPVC fascias and soffits and a gas fired heating system

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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