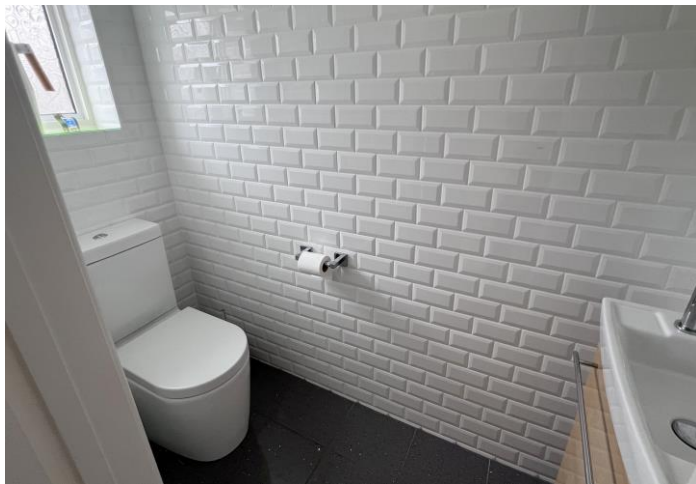


# Bracken Road

Ferndown, Dorset, BH22 9PD









# *“A stylish, light and contemporary interior together with a wonderful garden overlooking an open green space”*

**FREEHOLD GUIDE PRICE £425,000**

This beautifully presented detached bungalow has been tastefully modernised throughout with neutral décor and potential to convert the dining space within the living room into a third bedroom. The property has been owned by the same family for over 50 years.

The accommodation comprises two double bedrooms served by a modern refitted bathroom and separate cloakroom, stunning contemporary kitchen/dining/family space with double glazed doors overlooking the rear garden, a spacious living/dining room with original brick detail Inglenook style fireplace and sliding patio door. Other benefits include a modern gas heating system, double glazing, wood laminate flooring, driveway parking for numerous vehicles and a larger than average double garage with automatic roller door.

The property is situated in a prime location within easy reach of a local convenience store (petrol station) regular bus routes and access to both Ferndown and Wimborne as well as the A31 commuter routes.

- **Entrance hall** with cupboard housing a combination gas boiler and wood flooring continuing through the to the lounge/dining room
- **Cloakroom** with gloss brick effect wall tiles, wc, wash hand basin with vanity unit beneath and quartz tiled flooring
- **22ft Lounge/dining room** which is a light and airy space with a feature Inglenook recess fireplace with ornate brickwork and two picture windows to the side aspect, sliding doors giving access to the patio and garden (This room provides space for a third bedroom by adding a side aspect window, not compromising the lounge)
- Stylish **open plan kitchen/dining room** comprising a range of bespoke white gloss soft close base and wall mounted units with quartz worktops which continue round to form a breakfast bar, integrated Neff raised oven and microwave oven, 5 ring inset gas hob and extractor canopy above, integrated Neff dishwasher, gloss brick effect wall tiles, contrasting tiled flooring and a window to the side aspect
- The **dining/family area** provides multiple uses has a window to the rear aspect and sliding patio doors out to the garden and patio
- **Bedroom one** is a double room with fitted wardrobes and a window to the front aspect
- **Bedroom two** is also a double bedroom with fitted wardrobes and a window to the front aspect
- **Refitted bathroom** finished in a modern white suite comprising; panelled bath with wall mounted shower and glass shower screen, floating wash hand basin with vanity unit beneath, chrome heated towel rail and tiled gloss brick effect walls
- **Further benefits** include double glazing and gas-fired heating

**COUNCIL TAX BAND: D**

**EPC RATING: D**



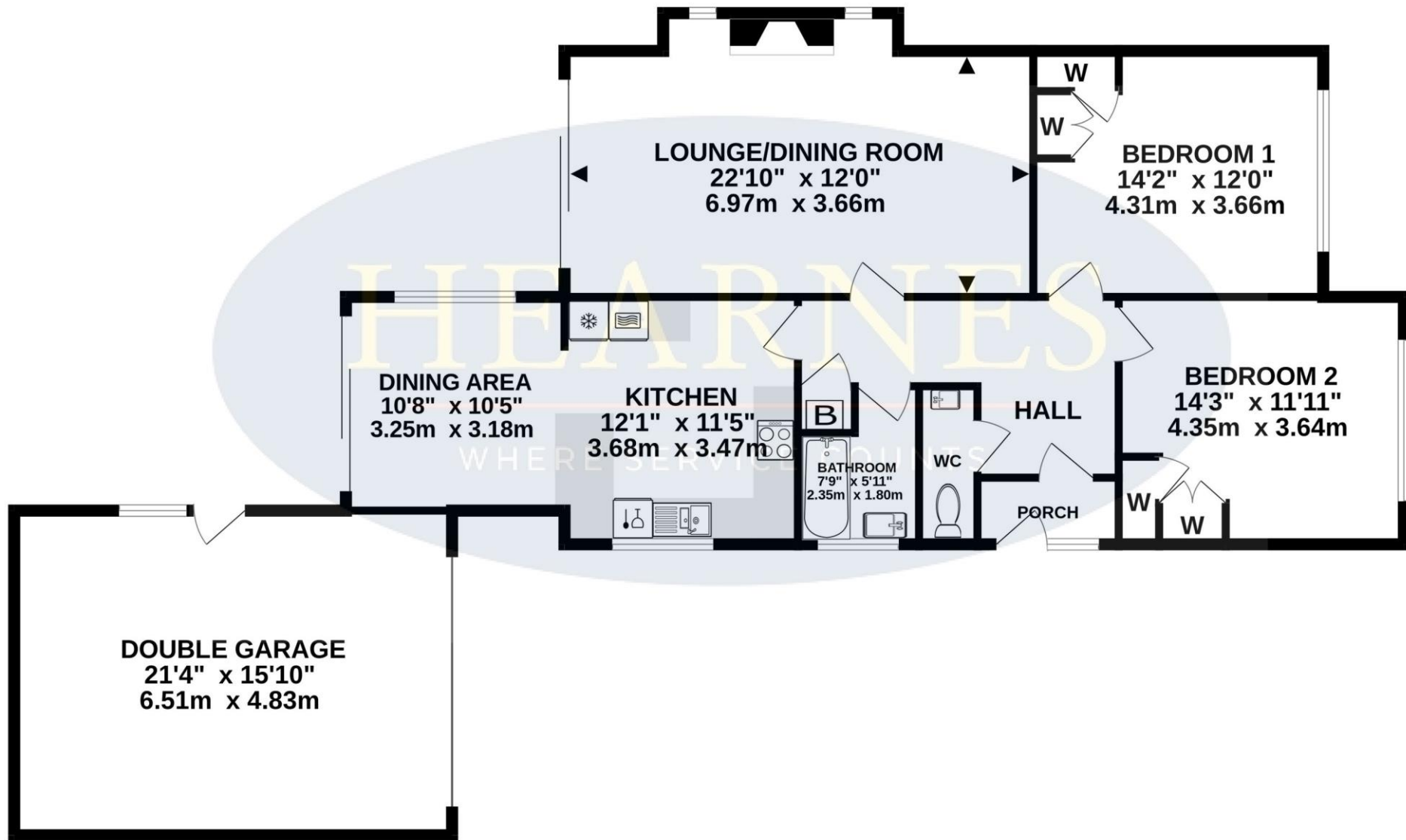






TOTAL FLOOR AREA : 1401 sq.ft. (130.1 sq.m.) approx.

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 NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.









## Outside

- Driveway providing **parking for numerous vehicles** leading down to a large double garage on one side of the property
- **Double garage** with an electric up and over door, power and lighting
- The **rear garden** is a particular feature due to its open aspect overlooking fields through a picket fence boundary, level lawn, two patio areas, greenhouse and side access to the garage, a variety of shrub and flower borders, mature oak and timber fence boundaries

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





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