

**DIXON
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Draft Particulars



Spacious 3-Bedroom Detached Bungalow close to amenities & backing onto fields

Tenure: Freehold

Approx 97 sq meters (1044 sq ft)

**31 Bracken Road,
Ferndown. BH22 9PD**

Price £465,000

- Spacious Hall
- Large Lounge
- Superb Kitchen/Diner
- 3-Good Bedrooms
- Bathroom with WC
- Separate Cloakroom
- Delightful Private Garden
- Gas Central Heating & PVCu Double-Glazing
- Wide Driveway & Garage
- Near to Local Amenities & field views
- Viewing recommended!
- No Chain!

Spacious, well presented detached bungalow occupying a mature location near to local amenities & yet backing onto green fields. Ferndown Tow Centre lies approximately 1.5 mile distance & good road connections provide access to surrounding areas such as Wimborne & Ringwood, plus the seaside resorts of Bournemouth & Poole together with the New Forest. The property has been well maintained throughout and is offered with no forward chain! Viewing recommended!

Accommodation and approximate room sizes:

- **Spacious Hall:** Cloaks cupboard. Airing cupboard. Large hatch to insulated roof space with ladder & light. Engineered Oak flooring.
- **Cloakroom:** Wash basin & WC.
- **Lounge:** A good-sized room with patio doors to private rear garden. Engineered Oak flooring.
- **Kitchen/Diner:** Good range of floor and wall cupboards. Built-in double oven, gas hob & cooker hood over. Larder cupboard. Broom cupboard. Space for washing machine. Integrated fridge/freezer & dishwasher. Cupboard housing condensing gas boiler. Breakfast bar. Karndean flooring. LED spot lights. Ample space for dining suite. Double doors to rear garden.
- **Bedroom 1:** Range of built-in wardrobes. Front aspect window.
- **Bedroom 2:** Built-in wardrobes. Front aspect window.
- **Bedroom 3:** side aspect window.
- **Bathroom:** Panelled bath with mixer tap & thermostatic shower attachment with glass screen. Wash basin & WC. Chrome heated towel rail. LED spot lights.
- **Gas Central Heating & PVCu Double-Glazing**
- **Private Rear Garden:** Delightful private garden with paved patio area and lawn with well stocked shrub borders. Outside tap. Backing onto green field.
- **Wide Driveway** providing ample 'off-road' parking & leading to:
- **Attached Garage:** Electric up & over door. Side door to garden.
- **Council Tax Band 'D'**
- **Energy Rating 'D'**



Rear elevation



Breakfast Bar



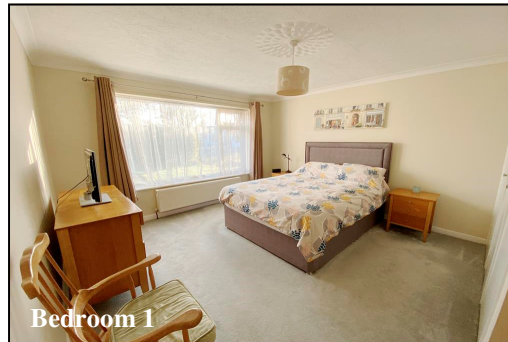
Fitted Kitchen/Diner



Dining Area



Lounge



Bedroom 1



Bathroom



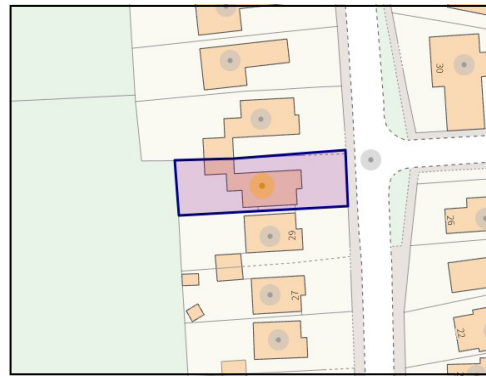
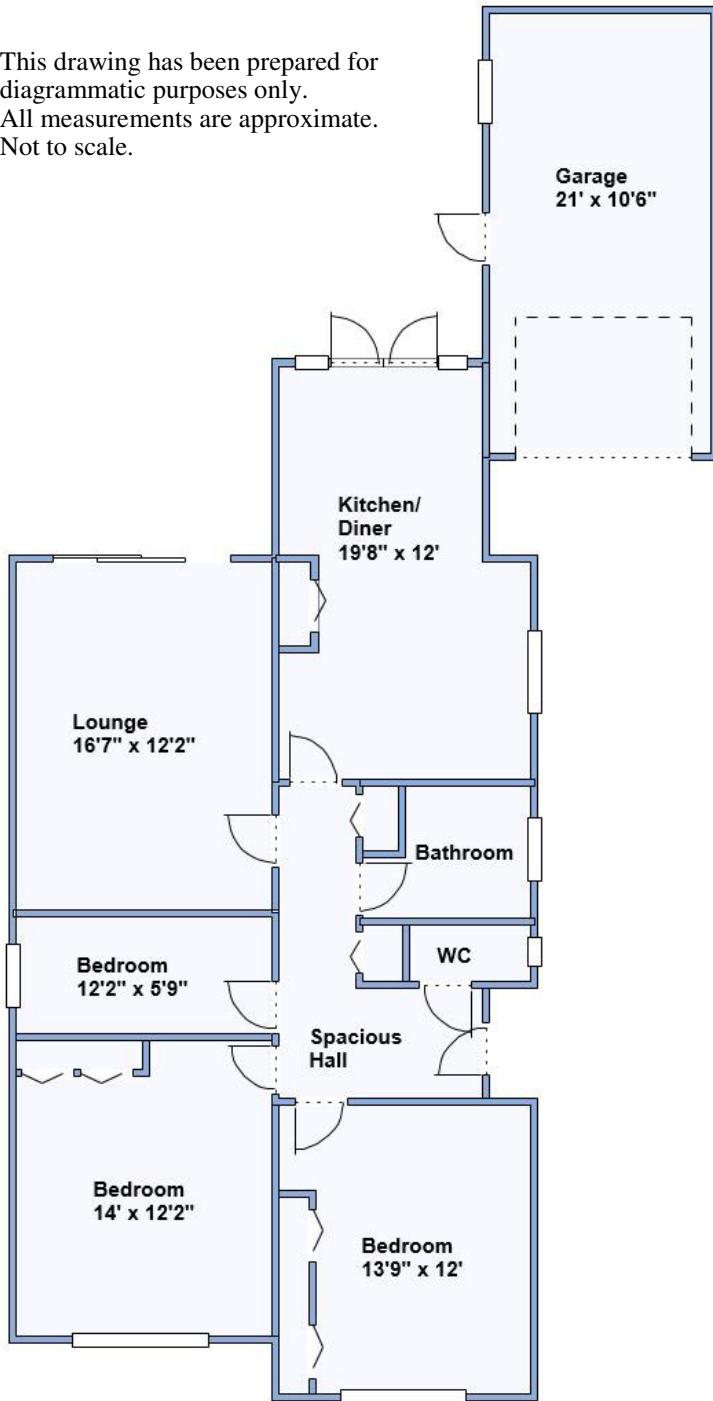
Spacious Hall



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.

Ref W04920

This drawing has been prepared for diagrammatic purposes only.
All measurements are approximate.
Not to scale.



Plot Plan for identification purposes only



Delightful Garden



Private Garden



Patio Area



Ample Parking & Garage



Field View