

Spacious, Well Presented Detached Bungalow backing onto fields

Tenure: Freehold

Approx 83 sq meters (893 sq ft)

**27 Bracken Road,
Ferndown, Dorset. BH22 9PD**

Price £430,000

- Entrance Porch & Spacious Hall
- Large Lounge/Dining Room
- Modern Kitchen/Breakfast Room
- 2 Double Bedrooms
- Bathroom with separate Shower
- Private Garden backing onto field
- Gas Central Heating
- PVCu Double-Glazing & Cavity Wall Insulation
- Long Driveway & GARAGE
- Close to Shops & Services
- Near to Heathland Walks
- No Chain!

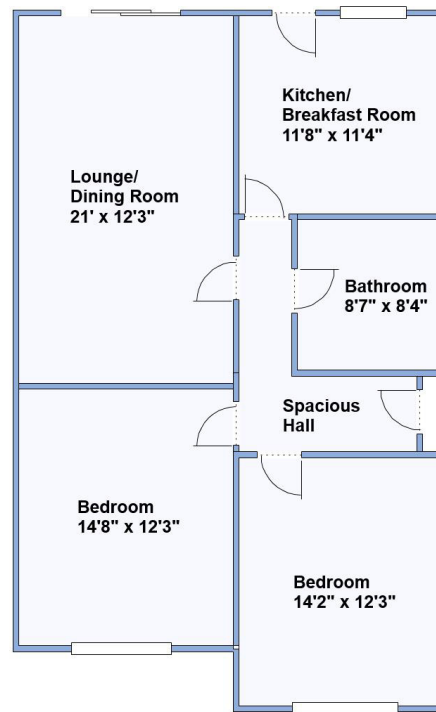
Spacious, well presented 2-bedroom detached bungalow occupying a pleasant location near to local amenities, protected heathland walks & Ferndown Town Centre.. The bungalow offers well-planned accommodation with generous room dimensions which includes two 14' bedrooms & a 21' lounge/dining room. Outside, the bungalow has a sunny garden which back onto green fields. There is ample 'off-road' parking, & a garage. Viewing recommended!

Accommodation and approximate room sizes:

- **Spacious Hall:** Hatch to insulated roof space with ladder fitted. Wood flooring.
- **Lounge/Dining Room:** Feature fireplace. Wide patio doors to rear garden. Wood flooring.
- **Kitchen/Breakfast Room:** Range of modern floor and wall cupboards. Built-in oven, gas hob & cooker hood. Integrated fridge/freezer & dishwasher. Space for washing machine. Wall mounted combination gas boiler. Door to garden.
- **Bedroom 1:** PVCu double-glazed window to front aspect.
- **Bedroom 2:** Built-in wardrobes. PVCu double-glazed window to front aspect.
- **Bathroom:** Panelled, double ended bath. Pedestal wash basin & WC. Corner shower cubicle. Chrome heated towel rail.
- **Gas Central Heating & Cavity Wall Insulation**
- **PVCu Double-Glazing & PVCu fascias & gutters**
- **Solar Panels (owned by the property) for free electricity & significant energy saving.**
- **Rear Garden:** Private garden mainly laid to patio with mature shrub borders, summerhouse & shed. Outside tap. Side gate. In all, enjoying a good degree of privacy & a sunny aspect.
- **Wide block driveway providing ample 'off-road' parking.**
- **Garage:** approx 18'6" x 9'6". Up & over door. Light & power.
- **Council Tax Band 'D'**
- **Energy Rating 'D'**



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 W04974



This drawing has been prepared for diagrammatic purposes only. Not to scale.

