



**4 Bramble Way, Bransgore, Dorset. BH23 8HD**

**£495,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777

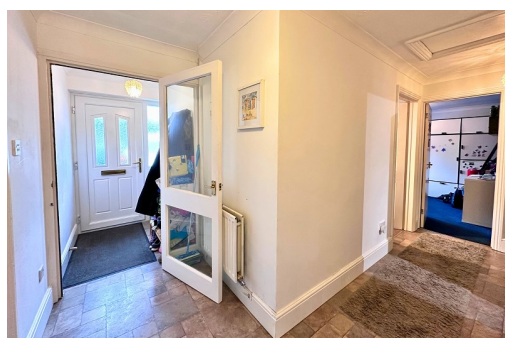




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Located at the head of a quiet cul-de-sac location in the village of Bransgore we are delighted to offer this deceptively spacious three/four bedroom detached bungalow. Benefitting from deceptively spacious accommodation, a very private rear garden with wooded back drop and Solar panels fitted (and owned by the Vendors) this is a remarkable offering to the market and is within walking distance of the local village shops and Primary School.



## CANOPIED ENTRANCE PORCH

UPVC double glazed door leads into the porch area with space for coats and boot racks etc, glazed door then leads into the:

## ENTRANCE HALL

Vinyl flooring, access into the roof space via hatch, ceiling light points, wall mounted double panelled radiator. Doors to all rooms

## OPEN PLAN KITCHEN/LIVING/DINING ROOM (16' 0" X 20' 1") OR (4.88M X 6.11M)

Plus recess for Fireplace. Widening in part to 6.29m. The Kitchen area comprises a good range of base and wall mounted units with areas of laminate work top over. Space for large range style hob and oven, fitted filter extractor over with lighting, space for American style fridge/freezer, space and plumbing for washing machine. Under cupboard lighting and recessed spotlights, inset composite sink unit with drainer adjacent and mixer tap over. The Living area has been well designed with a corner 15kw wood burning stove set onto a Slate style hearth with tiled surround and lighting. Provision for wall hung television, large UPVC double glazed windows overlooking the rear garden and double doors leading onto the same.

## BEDROOM 1 (16' 4" X 12' 0") OR (4.99M X 3.65M)

Large UPVC double glazed window to front, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted radiator. Opening into the:

## EN-SUITE SHOWER ROOM

Refitted in a contemporary style with walk-in shower cubicle with matte black rainforest shower head and personal hand shower attachment, corner mounted wash hand basin and low level flush hidden cistern style WC, wall mounted ladder style towel radiator, inset ceiling spotlights, fully tiled walls and floor.

## BEDROOM 2 (10' 10" X 11' 6") OR (3.29M X 3.51M)

Situated to the front of the property with a large UPVC double glazed window overlooking the front garden and driveway, ceiling light point, power points, wall mounted contemporary vertical style radiator.

## BEDROOM 3 (10' 11" X 10' 4") OR (3.32M X 3.15M)

Situated to the rear of the property with a large UPVC double glazed window overlooking the rear garden, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points. Door to:

## EN-SUITE CLOAKROOM

Fitted with a wash hand basin and low level flush WC, window to rear, ceiling light point.

## BEDROOM 4 (9' 5" X 8' 5") OR (2.87M X 2.56M)

Situated to the front of the property and benefitting a good sized window overlooking the driveway and garden area, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points.

## BATHROOM

Fitted with a modern white suite comprising panel enclosed bath with mixer tap and hand shower attachment, low level flush WC, inset wash hand basin with vanity unit beneath, opaque double glazed window to rear, ceiling light point, part tiled walls and tiled floor.

## OUTSIDE

The rear garden is a great feature of this property benefitting from an attractive timber decked area immediately abutting the property suitable for outside dining extending then onto a large area of lawn with a mature wooded back drop ensuring privacy and seclusion. To the rear of the garden there is then space for a good sized storage shed and to the side of the property there is then access into the:

## GARAGE (16' 10" X 8' 2") OR (5.14M X 2.50M)

Plus pedestrian access width. Space for further outside utility area, lighting and power.

## THE APPROACH

The front of the property has been re-landscaped to provide an area laid to limestone style chippings providing off road parking for three vehicles as well as another in front of the garage to the side. To the other side there is then an area of lawn with some shrub and plant borders.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed East along Lymington Road taking the first exit at the roundabout onto Ringwood Road. Follow this all the way to the end and at the junction with the A35 take the staggered junction towards Bransgore. Follow this road through to the staggered crossroads and proceed North along Ringwood Road where after leaving the Village you will find Burnt House Lane on the right hand side. Turn here and proceed along until reaching Elmers Way on your right, Turn in here and proceed around the corner until reaching Bramble Way on your left where the property will be found at the end of the cul-de-sac in front of you.

## PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.



## TENURE

The resale tenure for this property is Freehold

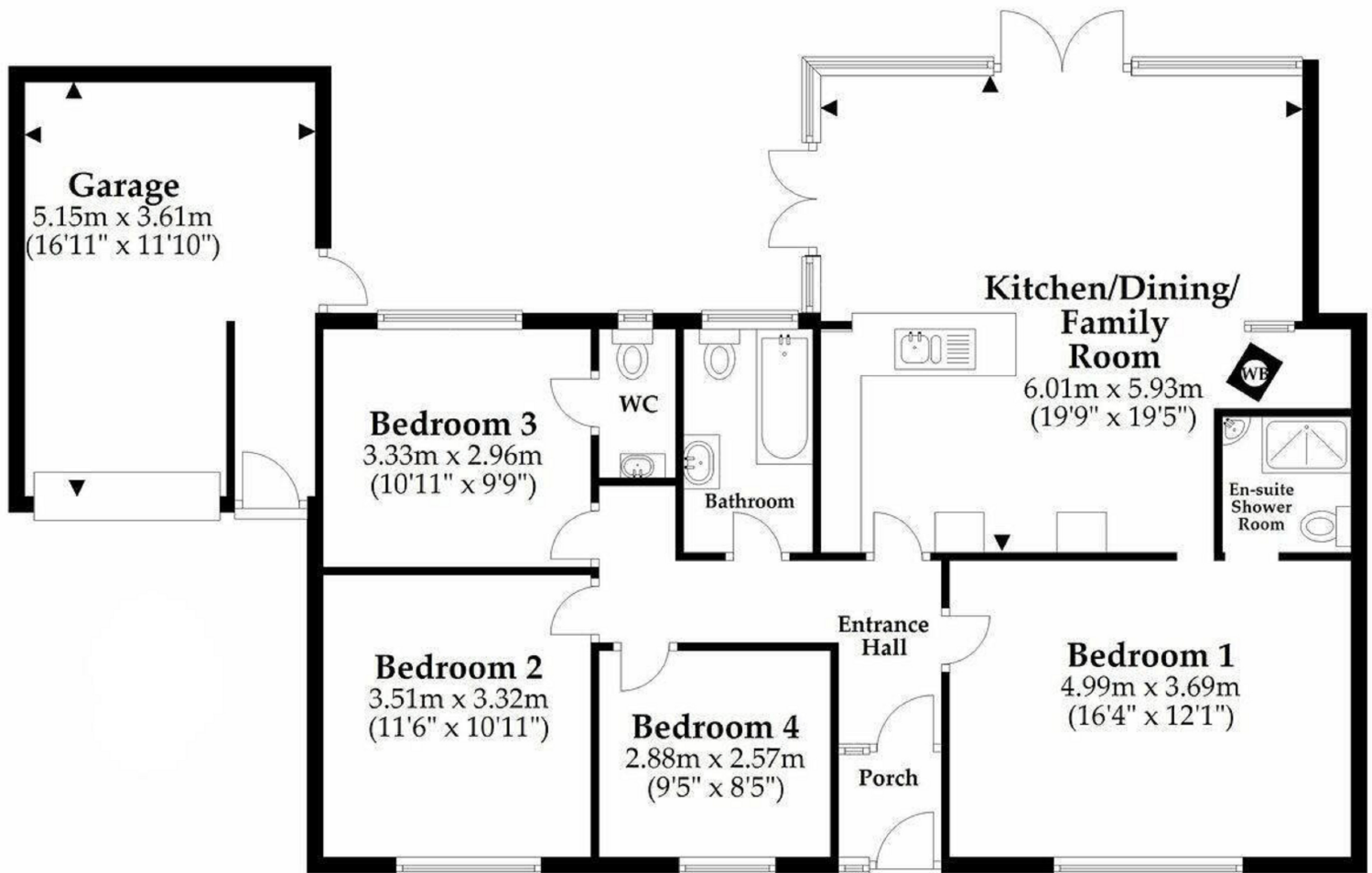
## EPC RATING

The EPC rating for this property is C70



## Ground Floor

Approx. 121.5 sq. metres (1307.4 sq. feet)



Total area: approx. 121.5 sq. metres (1307.4 sq. feet)

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