



**Connells**

Tricketts Lane  
Ferndown



## Property Description

Spacious detached bungalow situated in a sought after area of ferndown, comprising of three bedrooms, En-Suite, family bathroom, spacious lounge leading onto a conservatory, a large rear garden, detached garage and parking for plenty.

Ferndown offers an array of amenities such as supermarkets, pharmacies and health care providers as well as a wide range of recreational facilities such as cafe's, salons and a leisure centre.

### Entrance Porch

Double opening obscured double glazed doors, tiled flooring with side aspect floor to ceiling window.

### Entrance Hall

Double glazed obscured door to front, spacious entrance hall with telephone point and storage cupboard and doors to all rooms.

### Lounge/diner

18' 3" x 14' 5" ( 5.56m x 4.39m )

L shape lounge with part carpet and part wooden flooring in the dining area, double glazed rear aspect window and rear aspect glass sliding doors into conservatory, feature gas fireplace with TV point, hatch to kitchen and radiator.

### Kitchen

12' 8" x 10' 10" ( 3.86m x 3.30m )

Wooden flooring with a range of wall and base units. fully tiled walls and granite effect worktop, stainless sink with mixer tap and drainer, gas 4 ring hob with extractor hood and fan over, eye level electric double oven and space for fridge freezer and dishwasher.

### Utility Room

6' 10" x 5' 10" ( 2.08m x 1.78m )

Wooden flooring with a range of base units. fully tiled walls, stainless sink with mixer tap and drainer, space and plumbing for washing machine and side aspect window and rear aspect door to garden.

### Bedroom 1

12' 10" x 12' ( 3.91m x 3.66m )

Carpeted with double glazed front aspect window, built in wardrobes, draws and over bed unit, radiator and door to En-Suite.

### En-Suite

Fully tiled with low level WC, hand wash basin with taps and vanity light over, walk in shower cubical with glass sliding door, heated towel rail and obscured double glazed front aspect window.

### Bedroom 2

11' 2" x 10' 11" ( 3.40m x 3.33m )

Carpeted with double glazed front aspect window, built in wardrobes and radiator.

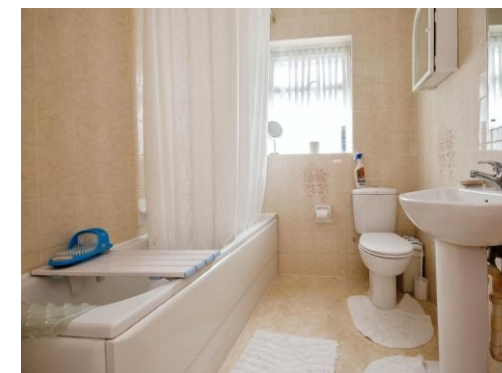
### Bedroom 3

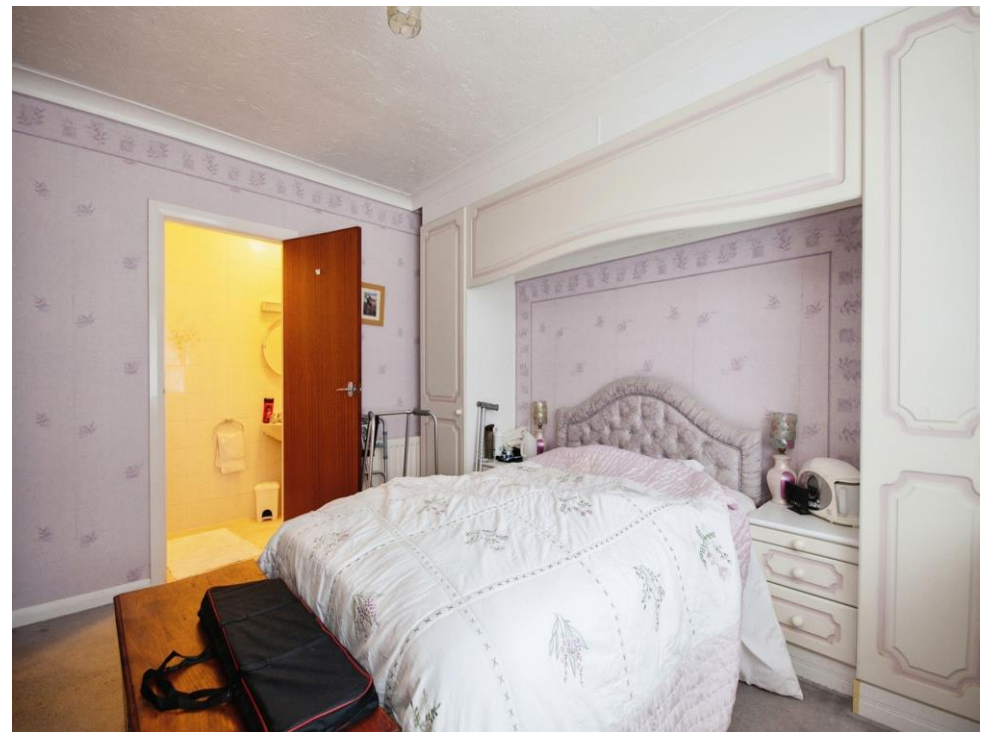
10' 10" x 8' 1" ( 3.30m x 2.46m )

Carpeted with double glazed side aspect window, built in wardrobes and radiator.

### Bathroom

Fully tiled bathroom with side aspect obscured double glazed window, low level WC, hand wash basin with taps and vanity mirror over and radiator.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

Tenure: Freehold

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