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Draft Particulars



Beautifully Presented 4-Bedroom Detached House on a Large Plot in a Sought After Location

Tenure: Freehold

Approx 137 sq meters (1474 sq ft)

Approx 0.15 acre Plot

Lilac House, 19 Albert Road,
Ferndown, Dorset. BH22 9HD

Price £685,000

- Refurbished Four-bedroom detached home
- Sought after leafy location
- Open plan living space with wood burner
- South facing 98ft garden with large patio
- Detached large 16ft garage
- Two sets of secure gates
- Central location to town, schools & countryside walks

Lilac House is a beautifully presented four-bedroom detached home, thoughtfully redesigned and refurbished to a high standard. Located on a peaceful, desirable leafy road, this exceptional property blends contemporary living with character features, off-road parking for several vehicles, a large garage, and garden.

Substantially remodelled inside and out with works completed in 2017, Lilac House now offers a bright, modern interior and spacious, flexible accommodation ideal for families or entertaining. The impressive open-plan living area connects seamlessly to the 98-foot south-facing rear garden. The newly installed, large patio terrace provides a standout entertaining space.

Features include new oak internal doors, a period fireplace, the original dining room fireplace, and a wood-burning stove in the main living area. Homes on this road are rarely available, making this an outstanding opportunity.

Situated within easy walking distance of the town centre, the house provides convenient access to local shops, services, and highly regarded schools. Nearby recreational fields and heathland walks offer excellent outdoor amenities, while road links ensure easy travel to Southampton, Bournemouth, and Poole's beaches.

Accommodation:

Entrance Hall: Cupboard and staircase to first floor.

Open Plan Living Area: A spacious and light-filled room featuring a large window and patio doors opening onto the rear garden. Feature fireplace with wood-burning stove, vertical radiator, and laminate flooring.

Kitchen: A large, well-appointed kitchen with a comprehensive range of high-gloss units and beech worktops incorporating an enamel sink. Fitted multi-fuel range-style cooker with extractor hood, space for a dishwasher and tall fridge/freezer. Central island/breakfast bar with pendant lighting and built-in wine cooler. Wide picture window with custom-fitted wooden shutter blinds. Back door leading to the garage and garden.

Sitting Room/Dining Room: Bay window to the front aspect, a feature open fireplace, and new laminate flooring.

Bedroom 4: Large ground-floor double bedroom overlooking the front, finished with matching laminate flooring, currently used as an office and playroom.

Ground Floor Bathroom/Utility Room: Large walk-in shower with thermostatic controls, wall-hung wash basin and WC, oil-filled towel rail, and separate radiator. Utility cupboard with plumbing for a washing machine and additional under-stairs storage.

FIRST FLOOR

Landing: Attractive oak banister with newly fitted carpets.

Bedroom 1: Spacious main bedroom with full-height window overlooking the rear garden, fitted with custom-made wooden shutters. Velux window, generous eaves storage, and ample space for wardrobes.

Bedroom 2: Double bedroom with front aspect, Velux window, custom-made wooden shutters, and generous eaves storage.

Bedroom 3: Single bedroom with front aspect, Velux window, custom wooden shutters, and large eaves storage.

Bathroom: Newly fitted luxury modern suite comprising a panelled bath with thermostatic rain-head and hand-held shower, glass screen, wall-hung vanity unit with LED mirror, WC, and heated towel rail.

OUTSIDE

A gated driveway provides secure off-road parking for 3 vehicles, with a further gated area offering additional parking for a fourth vehicle and access to the rear garden/garage.

Front Garden: The property is accessed through double gates to the driveway. Front garden laid to lawn with hydrangeas, lilac trees, and a variety of plants.

Detached Garage: Newly built garage approximately 16ft in length, featuring an up-and-over door, power and lighting, and a side access door leading directly to the patio and garden.

Rear Garden: A private, south-facing garden measuring approximately 98ft in length, predominantly laid to lawn. Features include mature apple trees, two rare heritage varieties, a Bramley cooker, a productive Joan variety raspberry patch, and additional cultivated beds.

Immediately to the rear of the house is a recently installed large grey porcelain patio, ideal for outdoor dining and entertaining, with ample space for a hot tub and barbecue. Additional features include an outside tap and a double-sided 6ft gate providing access to the front.

Council Tax: 'D'

Energy Rating: 'C'

Gas Central Heating (system untested)

PVCu Double-Glazing



Kitchen with Island Unit



'Open-Plan' Living Space



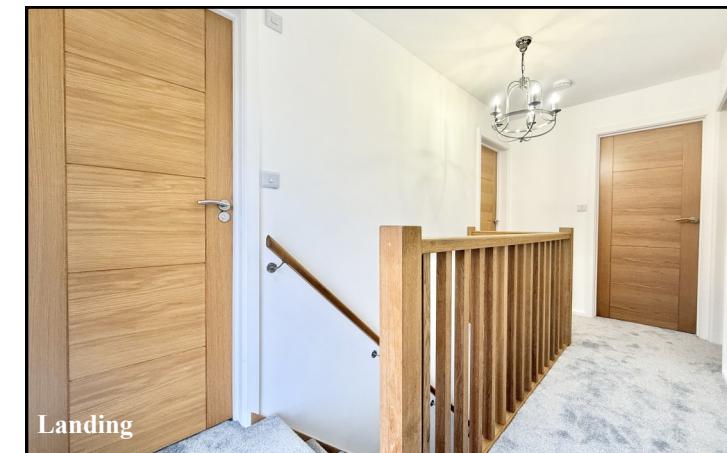
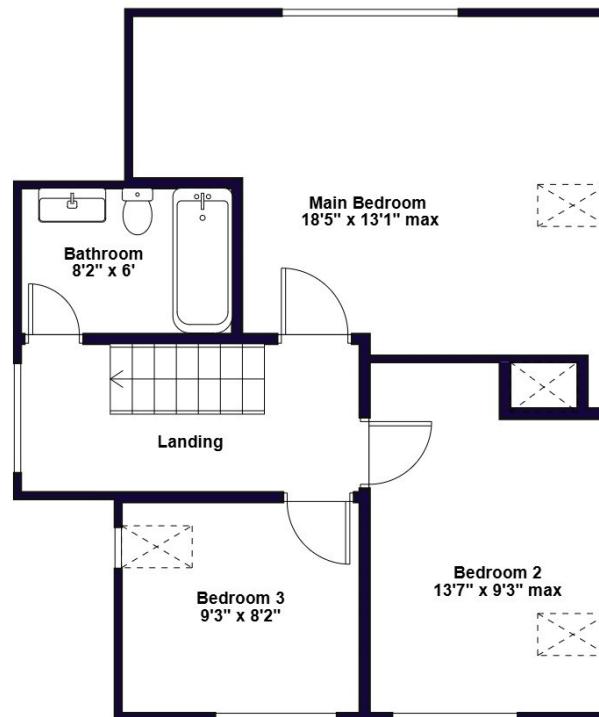
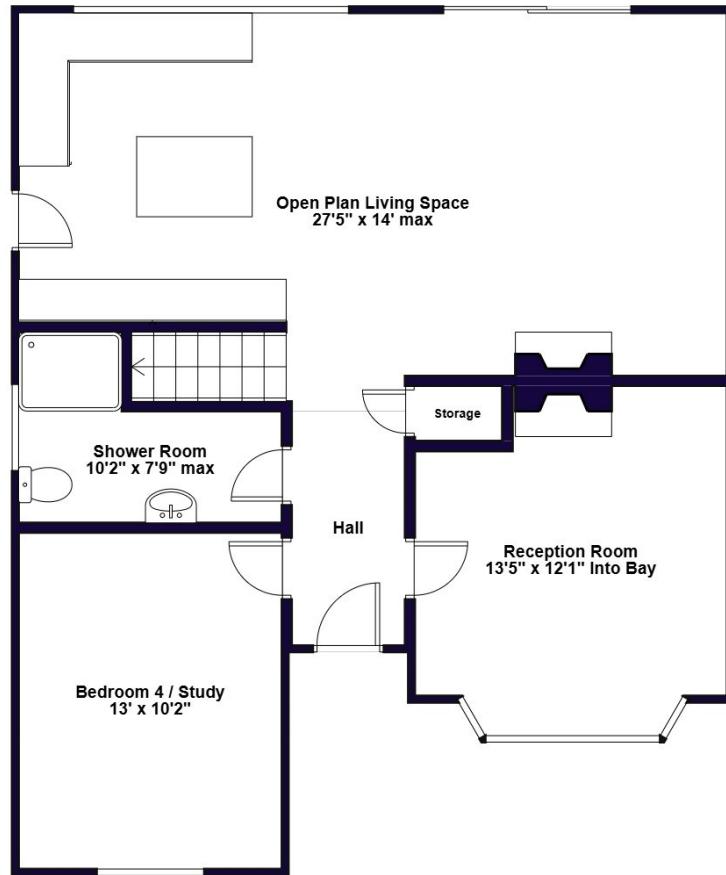
Open Plan Lounge



Dining Room



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 W05181



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





Main Bedroom



South Facing Rear Garden



98ft Long Garden



Front Aspect