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Draft Particulars

Spacious 4-Bedroom Detached Chalet Style House in Delightful Setting

Tenure: Freehold | **Approx 112 sq meters (1205 sqft)** | **Plot Size: approx 015 acre** | **Mature Non-Estate Location**

10 Tricketts Lane,
Ferndown. BH22 8AU

Price £450,000

- Spacious Hall
- Lounge/Dining Room leading to Conservatory
- Separate Dining Room/Bedroom
- 17' Fitted Kitchen
- 4-Good Bedrooms (3-First Floor)
- 2 Bathrooms
- Delightful Private Garden
- Gas Central Heating & PVCu Double-Glazing
- 'Off-Road' Parking for several vehicles
- Substantial Garden Building 38' x 11'
- Near to Local Amenities
- Delightful Non-Estate Location

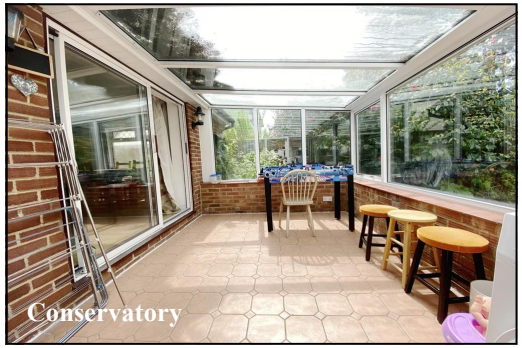
Spacious, detached chalet style house, occupying a mature non-estate location in quiet private road, near to local amenities & easy access to popular schools, heathland walks & Ferndown Town Centre. Good road connections provide access to surrounding areas such was Wimborne & Ringwood, plus the seaside resorts of Bournemouth & Poole together with the New Forest. This individual property offers well-planned accommodation, sits on a secluded plot with excellent parking and has a substantial garden building. Viewing recommended!

Accommodation and approximate room sizes:

- **Spacious Hall: Woodblock flooring. Stairs to first floor.**
- **Lounge/Dining Room: A good-sized room with laminate flooring. Patio doors to:**
- **Conservatory: Ceramic tiled floor. Patio doors to rear garden.**
- **Kitchen: Good range of oak fronted floor and wall cupboards. High level double oven, hob & cooker hood. Space for dishwasher & washing machine. Integrated fridge/freezer. Cupboard housing combination gas boiler. LED spot lights.**
- **Dining Room/Bedroom: Window to rear aspect.**
- **Bedroom 4: Front aspect window. Woodblock flooring.**
- **Bathroom: Panelled bath with mixer tap & shower attachment. Pedestal wash basin & WC.**
- **Landing: Spacious landing with 2 deep storage cupboards. Window to front aspect.**
- **Bedroom 1: Large double bedroom with window to rear aspect. Deep storage cupboard.**
- **Bedroom 2: Double bedroom with window to rear aspect.**
- **Bedroom 3: Large single bedroom with window to front aspect.**
- **Bathroom: Panelled bath with mixer tap & shower attachment. Pedestal wash basin & WC. Separate shower cubicle with Mira shower.**
- **Gas Central Heating & PVCu Double-Glazing**
- **Private Gardens: Delightful secluded gardens with paved patio area and lawn having well stocked shrub borders & ornamental trees. Outside tap.**
- **Wide Driveway providing ample 'off-road' parking for a number of vehicles with room to create more if required.**
- **Substantial Timber Garden Building: approx 38' x 11' split into 2 rooms. Power & light.**
- **Council Tax Band 'E' Energy Rating 'D'**

The Property Ombudsman

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 W05035


Conservatory


Separate Dining Room/Bedroom

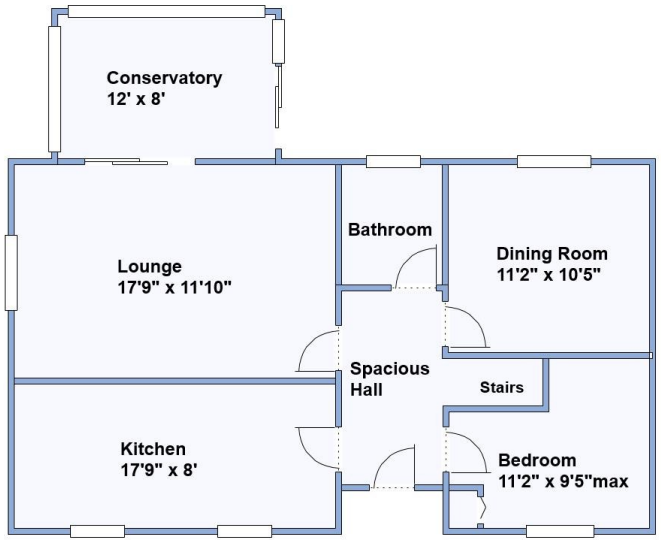

Bedroom 1

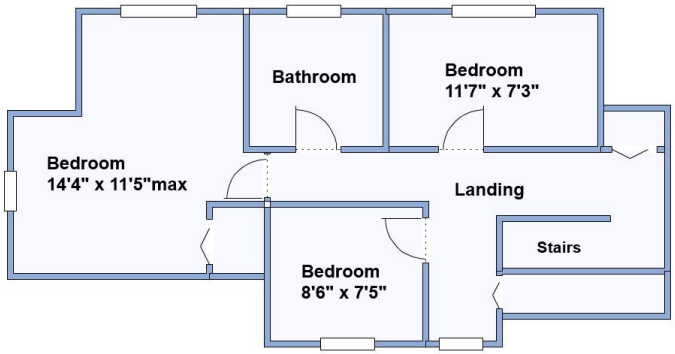

Spacious Hall


itted Kitchen


Lounge/Dining Room


Mature Private Road



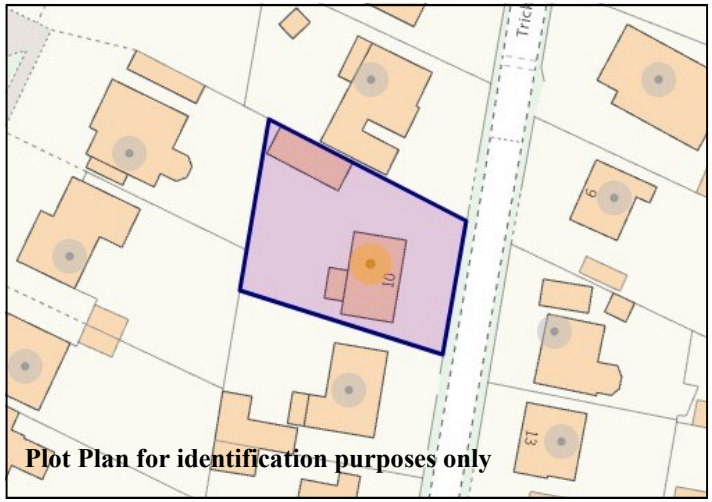




This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

Individual Chalet Style House with good-size plot in quiet location


Secluded Garden



Plot Plan for identification purposes only


Rear Elevation


Sunny Garden