



HEARNES

WHERE SERVICE COUNTS

**Brabourne Avenue, Ferndown
Dorset, BH22 9EJ**

FREEHOLD PRICE

£375,000

“A recently modernised and conveniently located link-detached family home backing onto heathland”

This beautifully modernised and immaculately presented four bedroom, two bathroom, two reception room link-detached family home has a 50ft private rear garden backing onto heathland with direct pedestrian access, a single garage and generous off-road parking. Situated in a sought after and convenient location approximately 550 metres from Ferndown's town centre.

- **Entrance hall**
- Refitted **ground floor cloakroom** finished in a stylish white suite to incorporate a wc and a wall-mounted wash hand basin with vanity storage beneath
- 17ft x 16ft Light and spacious **lounge** with three double glazed windows to the front aspect and a living flame log effect electric fire
- **Kitchen** with ample work surfaces, a good range of base and wall-units, integrated double oven, hob and extractor, recess and plumbing for a washing machine and dishwasher, recess for a fridge/freezer, replacement wall-mounted Worcester boiler, tiled floor, a double glazed window overlooking the rear garden and a double glazed door leading out to the rear garden and covered decked seating area
- Separate **dining room** with double glazed French doors leading out to the rear garden and decked seating area
- **Bedroom one** is a good sized double bedroom benefitting from a fitted floor to ceiling wardrobe with mirrored sliding doors
- Refitted **en-suite shower room** finished in a stylish white suite to incorporate a shower cubicle with chrome raindrop shower head and a separate shower attachment and a wall-mounted wash hand basin with vanity storage beneath
- **Bedroom two** is also a double bedroom benefitting from a fitted double wardrobe
- **Bedrooms three and four** are both single bedrooms
- Main **family bathroom** refitted in a stylish white suite to incorporate a panelled bath, shower screen, chrome raindrop shower head and a separate shower attachment, wc, wash hand basin with vanity storage beneath and fully tiled walls
- **Rear garden** offering an excellent degree of seclusion, measures approximately 50ft x 30ft and backs directly onto heathland with a rear pedestrian gate giving direct access. Adjoining the rear of the property there is a covered decked seating area, whilst the remainder of the garden mainly laid to lawn with a timber storage shed at the far end
- A front driveway provides **generous off-road parking** and in turn leads up to a single garage
- **Single garage** with two metal up and over doors at either end, light and power
- Double glazing and a gas-fired central heating system with a replacement boiler

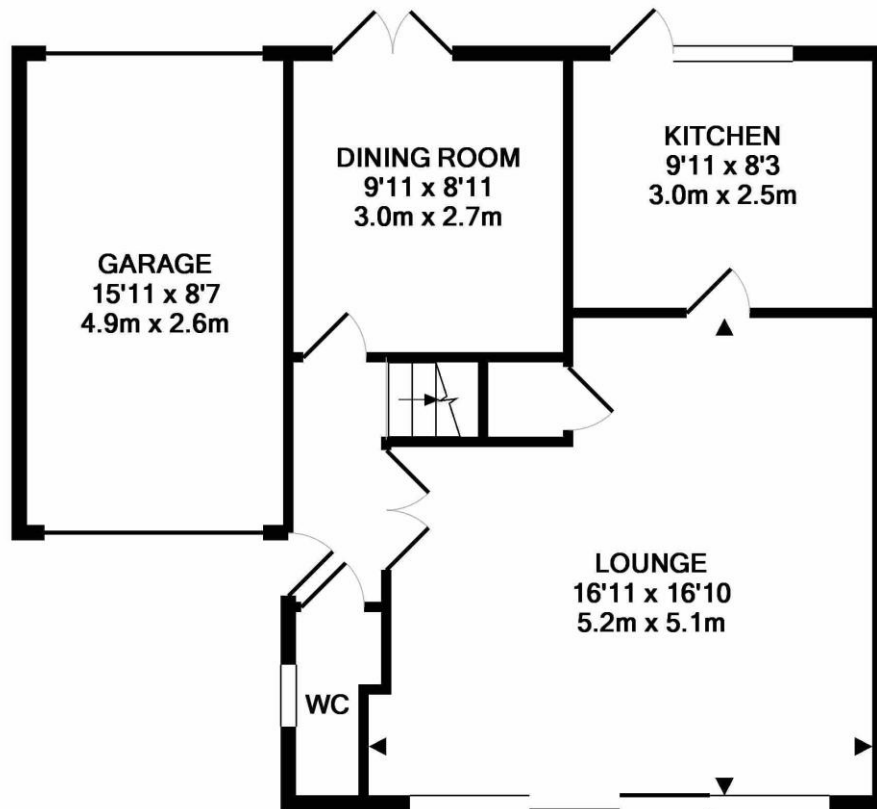
Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: E

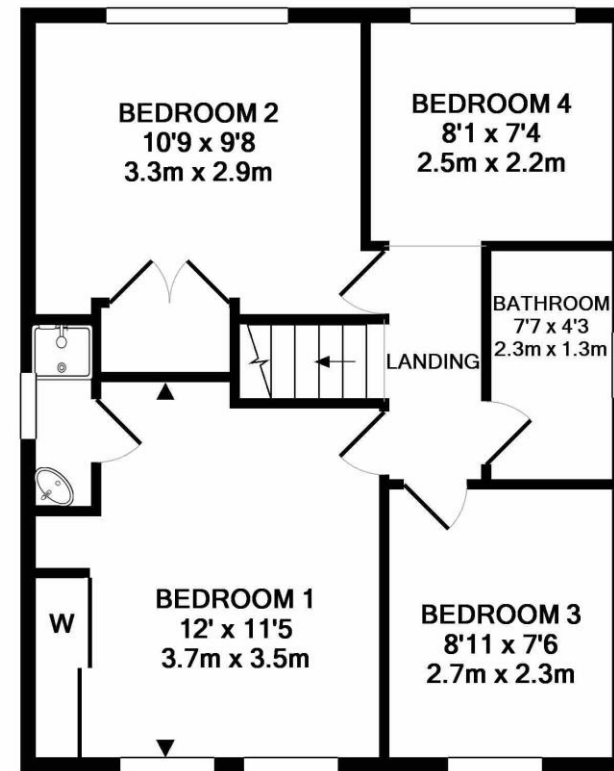
EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR
APPROX. FLOOR
AREA 579 SQ.FT.
(53.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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