



HEARNES

WHERE SERVICE COUNTS

Leeson Drive  
Ferndown, Dorset, BH22 9RD



# FREEHOLD

## GUIDE PRICE £375,000

This recently modernised and well proportioned two double bedroom detached bungalow has a secluded rear garden, detached single garage and driveway providing generous off road parking.

This light and spacious bungalow has been recently modernised and has the added benefit of owned solar panels and a 10 KW battery store. The solar panels produce an income and substantially reduce the utility costs. The property occupies a good size and secluded corner plot with generous off road parking.

- **A modernised two double bedroom detached bungalow occupying a corner plot with owned solar panels**
- **Spacious entrance hall** with large loft hatch with pull down ladder, generous size walk-in storage cupboard and additional double storage cupboard with the inverter for the solar panels and battery store
- **20ft Light and spacious lounge/dining room** with double glazed window to the front aspect and an attractive focal point of the room is an electric living flame log effect fire with stone surround and hearth
- **Re-fitted, modern kitchen** incorporating ample slimline Quartz worktops with matching upstands with a good range of high gloss base and wall units, recess and plumbing for dishwasher and washing machine, space for condensing tumble dryer, recess for fridge/freezer, integrated oven, hob and extractor with a recess for the microwave, double glazed window to the side aspect and double glazed door leading out into the rear garden
- **Bedroom one** is a generous size double bedroom benefitting from floor to ceiling wardrobes with sliding doors and a double glazed window overlooking the rear garden
- **Bedroom two** is also a double bedroom benefitting from fitted floor to ceiling wardrobes with sliding doors and double glazed window to the front aspect
- Beautifully finished and **spacious family bathroom/shower room** incorporating a good size shower cubicle, chrome raindrop shower head and separate shower attachment, separate panelled bath, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- **The rear garden** offers a good degree of seclusion and measures approximately 22ft x 22ft. The garden itself has been landscaped for ease of maintenance. Adjoining the rear of the property there is a paved patio with a path leading down to a summer house and timber storage shed, adjoining the summer house there is a further area of patio
- A side gate opens onto the **side driveway**. At the far end of the garden there is a detached single garage
- **The front garden** has been landscaped for ease of maintenance and is stocked with many attractive plants and shrubs. A side driveway provides generous of road parking for approximately three vehicles which in turn leads up to a detached single garage
- **Detached single garage** has light and power, metal up and over door and side personal door
- **Further benefits include;** double glazing, gas fired heating system, owned solar panels and 10KW battery store

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.

**COUNCIL TAX BAND: D**

**EPC RATING: D**

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

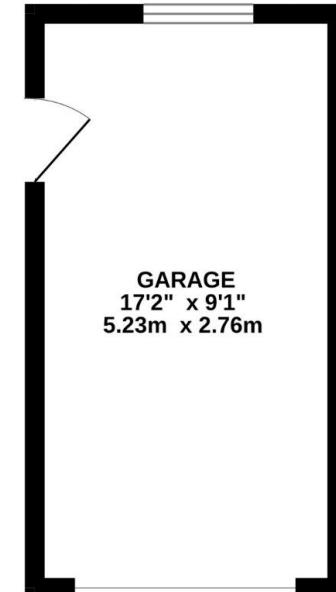
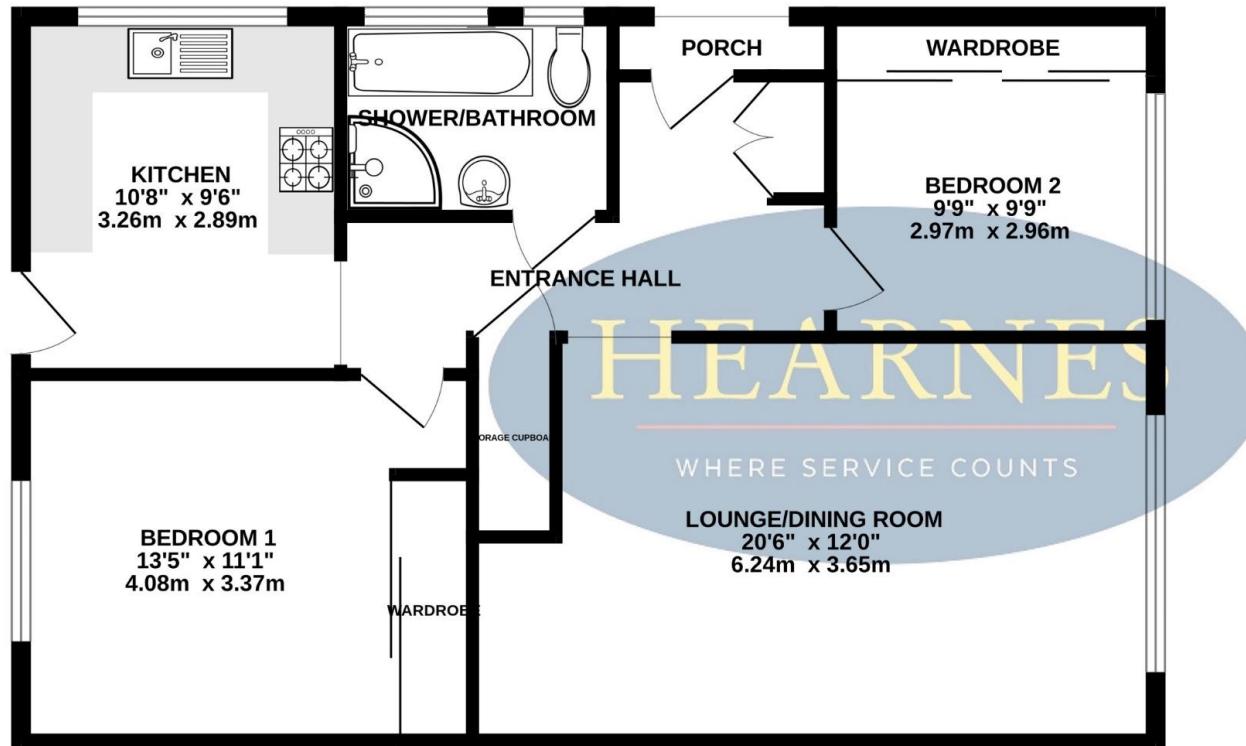
**“A modernised bungalow occupying a secluded corner plot with owned solar panels and battery store”**



GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



NOT LOCATED IN EXACT POSITION  
155 sq.ft. (14.4 sq.m.) approx.



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LOUNGE/DINING ROOM  
20'6" x 12'0"  
6.24m x 3.65m

BEDROOM 1  
13'5" x 11'1"  
4.08m x 3.37m

KITCHEN  
10'8" x 9'6"  
3.26m x 2.89m

PORCH

BEDROOM 2  
9'9" x 9'9"  
2.97m x 2.96m

ENTRANCE HALL

STORAGE CUPBOARD

WARDROBE

TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

