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**Leeson Drive, Ferndown
Dorset, BH22 9QL**

FREEHOLD PRICE

£400,000

“Superbly appointed modern detached bungalow offered with no chain, two bedrooms, bathroom, en-suite, garage and south aspect rear garden”

This well-presented detached modern bungalow was built in approximately 2005 and occupies a secluded position at the head of a cul-de-sac in this extremely popular and convenient location.

The accommodation comprises two double bedrooms with fitted wardrobes and an en-suite to bedroom one, a further main bathroom, delightful dual aspect living room with feature fireplace and French doors to the rear garden and a well-proportioned fitted kitchen/breakfast room.

Other benefits include a recent gas combination boiler and central heating, double glazing and driveway parking for two to three vehicles leading to a detached single garage.

- Steps up from the driveway to a UPVC double glazed security front door, with access to the immediate entrance hall
- **Entrance hall** – wood laminate flooring running throughout most of the property and into part of the kitchen, living room and bedrooms, door to a cupboard housing electric fuse box and cloak space, a further door to a larger cupboard housing a Vaillant gas combination boiler and hatch to a loft space with pull down ladder
- **Living room** – very well-presented light and airy dual aspect room with windows to both sides of the chimney breast and a feature inset gas flame effect fire and mantel, leaded double glazed French doors giving access to and overlooking the rear garden
- **Kitchen/breakfast room** – well-proportioned room with fitted kitchen comprising base and wall mounted unit with adjoining worktop and additional breakfast bar, integrated Neff oven, inset gas hob and extractor above, single drainer sink unit with mixer tap and leaded window above providing views across the garden, space, power and plumbing for utilities and individual fridge and freezer, mosaic tiled splashbacks and convenient door providing access to the rear garden
- **Bedroom one** – leaded bay window with fitted plantation style shutters, a comprehensive range of fitted bespoke bedroom furniture and door to en-suite shower room
- **En-suite shower room** fitted in a matching suite comprising shower cubicle, tiled splashbacks and Mira shower unit, wash hand basin, WC and opaque window to the side aspect
- **Bedroom two** – leaded window to the front aspect
- **Main bathroom** – modern suite comprising panelled bath with chrome mixer taps and shower attachment and concertina shower screen, part tiled walls, wood laminate flooring and a window to the side aspect
- Delightful **southerly aspect rear garden** measuring approximately 40ft x 30ft, with a secluded outlook, level lawn and patio, enclosed by mature hedging, raised beds with timber fencing, side storage, extending sun blind, gated access to the driveway and a door to the garage
- **Garage** (16ft 10in x 9ft 6in) with up and over door, light and power and personal door to the garden
- **Front garden** – the property is situated at the top of an additional driveway from the main cul-de-sac and has private parking for 2-3 vehicles leading to the garage

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

COUNCIL TAX BAND: D

EPC RATING: C

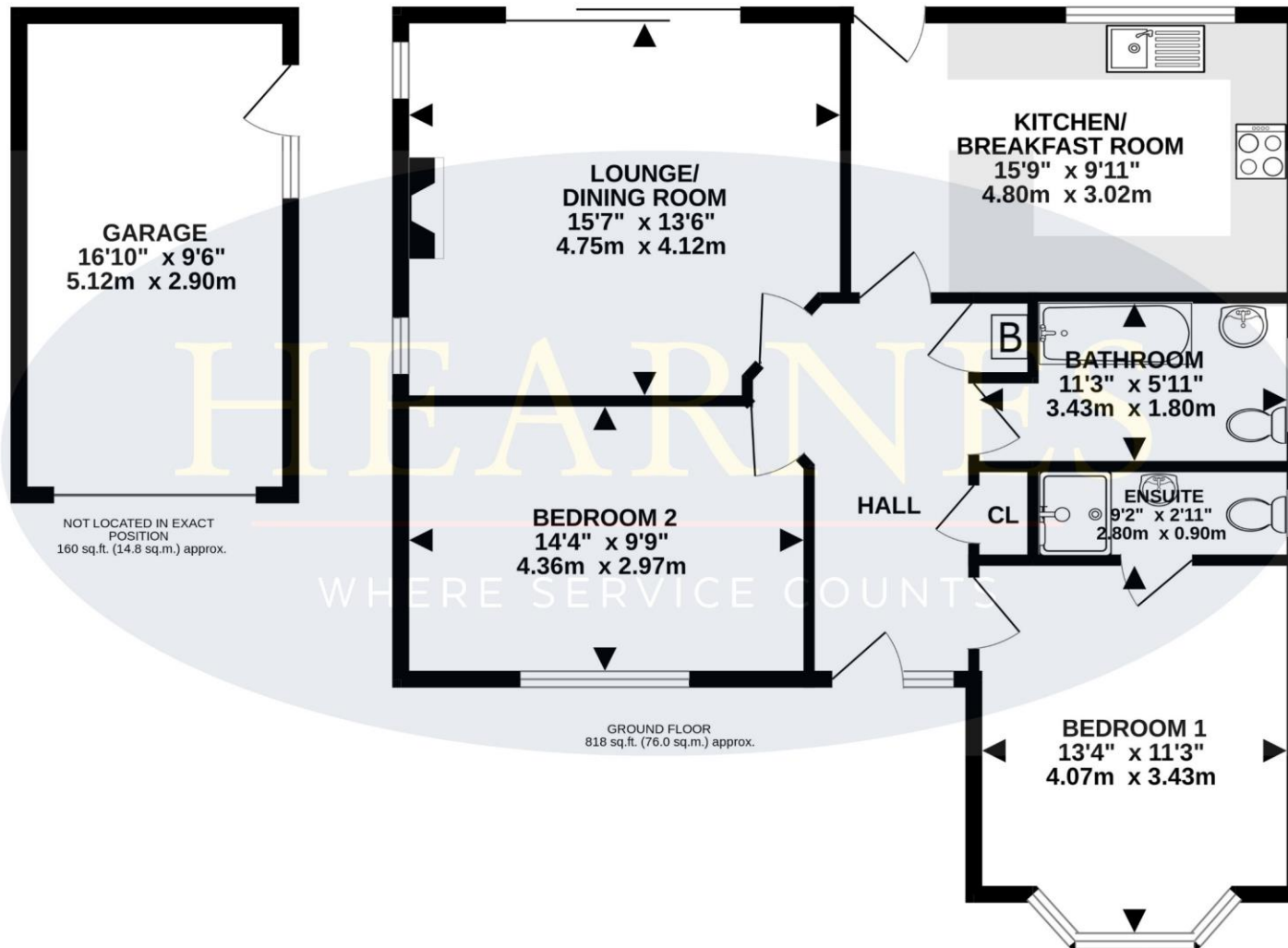


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TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.

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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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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