



**HEARNES**  
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**Lockyers Drive  
Ferndown, BH22 8AN**

# FREEHOLD

## GUIDE PRICE £375,000

This conveniently located generous sized three bedroom detached bungalow has a converted loft space, various outbuildings, a 75' x 90' secluded west facing rear garden and front driveway providing generous off road parking.

The property occupies a plot measuring 0.20 of an acre and now comes to the market offering no onward chain. There is an enormous amount of scope and potential to be enlarged and enhanced (subject to the necessary planning permission).

- **A three bedroom detached bungalow occupying a larger than average and secluded west facing plot measuring 0.20 of an acre and offered with no chain**
- **Entrance porch**
- **Spacious entrance hall**
- **16' dual aspect lounge/dining room** with sliding patio doors leading out into the rear garden and a feature fireplace
- **Kitchen** incorporating ample roll top work surfaces with a good range of base and wall units, recess for cooker with extractor canopy above, integrated fridge, recess and plumbing for washing machine, window overlooking the front garden and door leading out onto a side path
- **Bedroom one** is a good size double bedroom
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a single bedroom
- **Shower room** incorporating a good size walk in shower area, pedestal wash hand basin, WC, fully tiled walls
- **The loft space** has been converted and can be accessed via a pull down ladder from the lounge/dining room
- **Loft space** now provides a useful and easily accessible storage area
- **The rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 75' x 90'. Within the garden, there is a **work shop** with adjoining garden store and potting shed. The garden itself is predominantly laid to lawn with a pond feature, and at the far end of the garden there is a further area of enclosed garden with **timber shed and greenhouse**. The garden itself is fully enclosed and must be seen to be fully appreciated
- **The front driveway** provides generous **off road parking**
- **Further benefits include double glazing, electric heating and the property now comes to market with no onward chain**

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away

**COUNCIL TAX BAND: D**

**EPC RATING: E**

***“A detached bungalow with a larger than average secluded west facing garden occupying a plot measuring 0.20 of an acre with no chain”***



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TOTAL FLOOR AREA : 1245 sq.ft. (115.6 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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