

Leeson Drive

Ferndown, Dorset, BH22 9QQ





“Three double bedroom detached bungalow with 80ft rear garden backing onto woodland”

FREEHOLD PRICE £600,000

This superbly positioned three double bedroom, two bathroom detached bungalow has a 80' private rear garden backing on to woodland, double garage and generous off road parking. The generously sized plot is a particular feature of this light and spacious bungalow and comes to the market offered with no onward chain.

- **Three double bedroom detached bungalow with a private west facing garden and no chain**
- Generously sized **entrance hall** with double storage cupboards
- **Bedroom one** is a good size double bedroom measuring 15' x 13' benefitting from ample fitted wardrobes and drawers and a double-glazed bay window to the front aspect
- **En-suite** bathroom with corner bath, W/C, sink and under counter storage
- **Bedroom two** is also a double bedroom with fitted double wardrobes and a double-glazed bay window overlooking the front aspect
- **Bedroom three** is a double bedroom with a double-glazed window overlooking the side aspect
- 17' x 15' Light and spacious **lounge** with double glazed sliding patio doors leading out into the private west facing rear garden and feature electric fireplace
- **Dining room** with double glass doors leading through to the lounge
- The **Kitchen/breakfast room** incorporates ample rolltop worksurfaces with a good range of base and wall units, integrated oven, grill, electric hob and extractor and space for fridge/freezer, as well as space for dining table with sliding patio doors overlooking the rear garden
- **Utility room** has several base and wall storage units and space and plumbing for washing machine and tumble dryer
- **Main bathroom** has been tiled floor to ceiling and incorporates paneled bath with overhead shower, W/C, sink with double under counter storage

COUNCIL TAX BAND: F

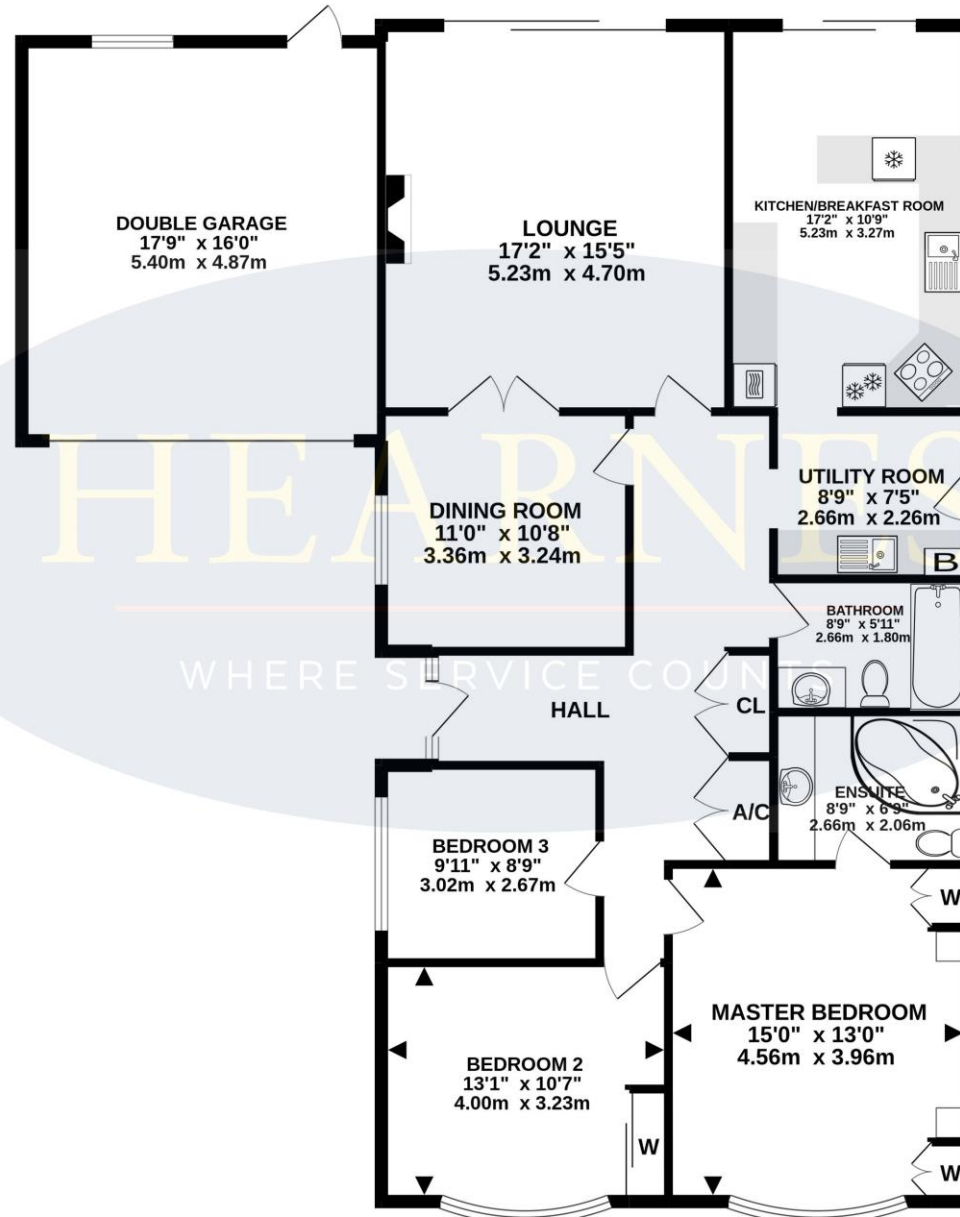
EPC RATING: C





TOTAL FLOOR AREA : 1639 sq.ft. (152.3 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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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.





Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion and measures approximately 80' x 50'. The garden itself is predominantly laid to lawn and bordered by well stocked flower beds as well as backing on to the woodlands behind. There is a good sized paved patio area to the rear of the property and side gates are located on both sides of the property
- A large **front driveway** provides generous off road parking and in turn leads up to a double garage
- There is also a good sized area of front lawn
- **Double garage** with remote control up and over door, light and power
- **Further benefits include** double glazing, a gas fired central heating system with a replacement boiler and the property now comes to the market offered with no onward chain

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



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



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