



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

FREEHOLD PRICE

£400,000

“Superbly presented detached bungalow backing onto woodland walks with recently refitted kitchen, modern boiler & no onward chain”

This extremely well appointed detached bungalow occupies a particularly sought after position backing onto woodland with gated access from its wonderful south west facing garden.

The accommodation comprises two double bedrooms served by a modern fitted bathroom with double glazed French doors in bedroom one to the stunning garden, a spacious lounge/dining room and a recently refitted modern kitchen.

Other benefits include a modern gas combination boiler (approximately 3 years old) gas central heating, double glazing, separate utility room and a cloakroom both within the original garage which now has a partial storage space, together with a tarmac driveway and decorative stone front garden capable of parking for several vehicles. The south west facing rear garden is a particular feature of the property intimately landscaped with low maintenance borders and lawn around a paved patio and a timber summerhouse/office making full use of the secluded mature outlook.

- Secure double glazed front door giving access to the **entrance hall** with large walk in airing cupboard with slatted shelving, hatch to loft which is part boarded and fully insulated
- **Lounge/dining room** has double glazed window to the front aspect, space for dining table and chairs
- Recently refitted **modern kitchen** comprising a comprehensive range of base and wall mounted units with adjoining marble effect worktops, Franke one and a half bowl sink unit with chrome mixer taps and double glazed window above providing views over the rear garden, space and gas point for cooker with extractor hood above, integrated and concealed fridge and Bosch dishwasher, laminate flooring, radiator and double glazed door giving access to the side path which in turn has convenient access to a double glazed door leading to the utility room and cloakroom, this forms part of the original garage and has a door into the remaining section of the garage for storage
- **The utility room** has space, power and plumbing for washing machine and dryer and tall standing fridge/freezer, further storage and door to external cloakroom
- **External cloakroom with WC**, double glazed window and vanity unit with monoblock sink unit and wood panelling
- **Bedroom one** is beautifully presented with double glazed full height doors and windows to both sides giving access to and overlooking the wonderful landscaped rear garden and patio, feature wood panelling to one main wall and recess wardrobe space with internal downlights
- **Bedroom two** has a double glazed window to the front aspect and built-in wardrobe and storage space
- **Bathroom** has fully tiled walls with modern matching white suite comprising panelled bath with mixer taps and additional wall mounted separate shower unit above, pedestal wash hand basin, WC, opaque double glazed window to the side, radiator and extractor fan
- Outside to the front there is a tarmac **driveway** providing off road parking for 2 to 3 vehicles leading to the **garage/storage area**. The remaining garden is mainly decorative stone which would also provide additional parking. Wooden gated secure access to the side of the garage leading to the rear garden
- **The garage** has been converted into two rooms with storage at the front via the up and over door with internal electric lighting and power points and a secure door into the utility space described earlier
- **Rear garden** measuring approximately 40ft x 40ft thoughtfully landscaped and maintained south westerly facing garden with level lawn and paved patio providing a particularly secluded outlook towards mature woodland with gated private access, low maintenance borders, timber storage shed, outside tap and lighting and a versatile timber summer house/office with insulation power and light all enclosed by timber fencing with majority of concrete posts

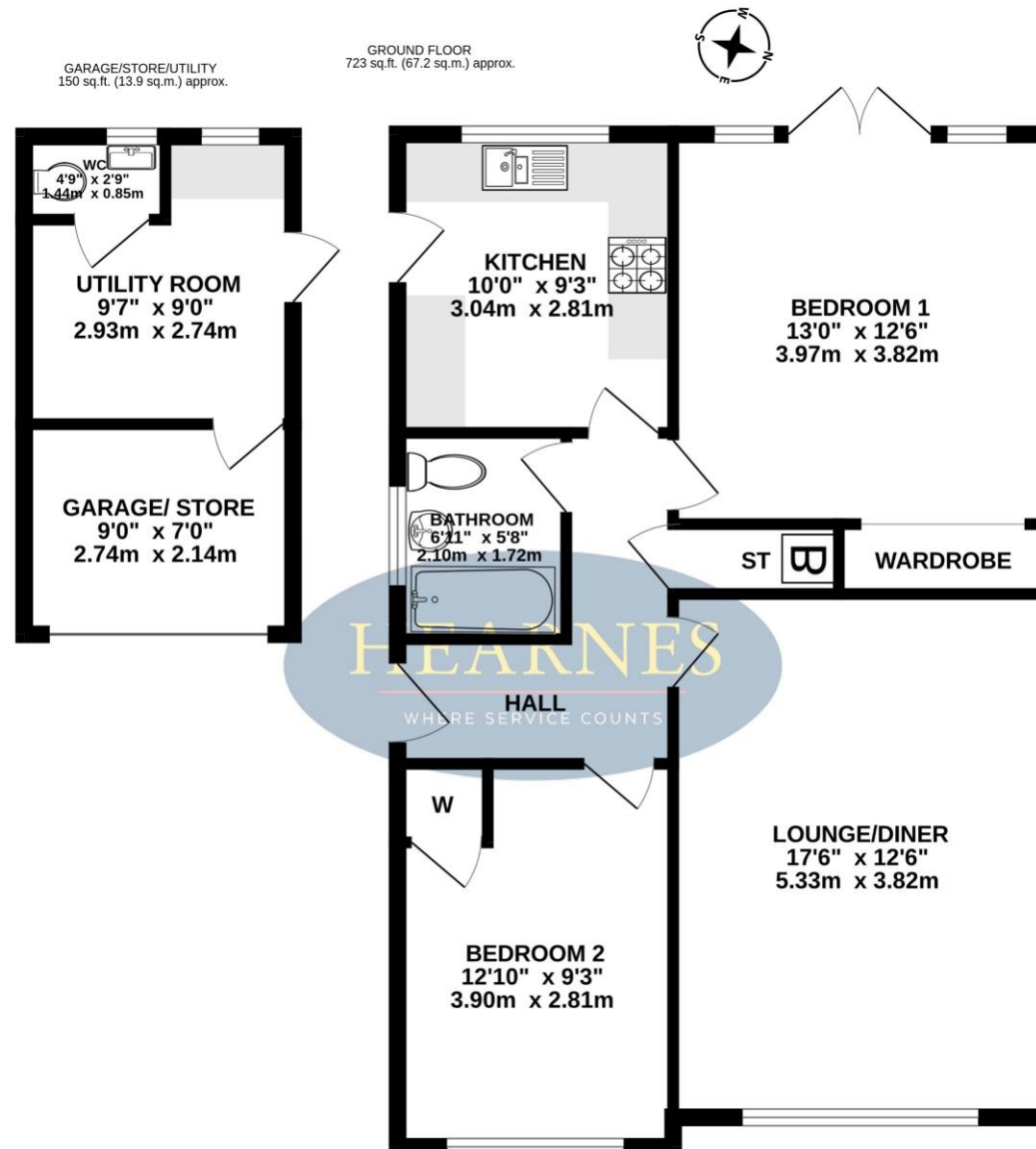
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.

COUNCIL TAX BAND: D

EPC RATING: C

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





TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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