



Longacre Drive
Ferndown, Dorset, BH22 9EE

FREEHOLD OFFERS OVER £400,000

“Tucked away in a sought after cul-de-sac with an 85ft secluded west facing garden”

This superbly positioned and extended two/three bedroom, one shower room, one en-suite cloakroom detached bungalow has an 85ft secluded west facing rear garden, single garage and in and out driveway.

This conveniently located bungalow has been owned by the current owners for approximately 50 years. The property now comes to the market offered with no onward chain. There is an enormous amount of scope and potential for the property to be enlarged and enhanced subject to the necessary planning consents. Marks & Spencer Simply Food Hall is located approximately 300 metres away, whilst Ferndown’s town centre is located approximately 900 metres away.

- **A two/three bedroom extended and detached bungalow with an 85ft private west facing rear garden**
- **Entrance hall** with coats cupboard
- **18ft Triple aspect lounge** with sliding patio doors leading out into the rear garden and exposed stone feature fireplace with living flame coal effect gas fire
- **Kitchen/breakfast room** incorporating roll top worksurfaces, base and wall units, integrated electric hob, oven, recess for microwave, space for fridge/freezer, recess and plumbing for washing machine and dishwasher, space for breakfast table and chairs, double glazed window overlooking the rear garden and door giving access
- **Spacious shower room** finished in a white suite incorporating a good size walk-in shower area, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Bedroom three** is a good size double bedroom benefitting from fitted wardrobes
- **Bedroom two/dining room** interconnects with bedroom one and has fitted wardrobes
- **Bedroom one** is a good size double bedroom enjoying a dual aspect enjoying glorious views over the rear garden
- **En-suite cloakroom** incorporating WC, pedestal wash hand basin, partly tiled walls
- **The rear garden** measures approximately 85ft in length, faces a westerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **paved patio area** with a path leading round to a side gate, a further path continues down onto the lawn. The remainder of the garden is predominantly laid to lawn. The garden is fully enclosed by mature shrubs and fencing
- **A front in and out driveway** provides generous off road parking
- **Single garage** with metal up and over door, light and power and a wall mounted gas fired boiler
- **Further benefits include** double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

EPC RATING: E

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.

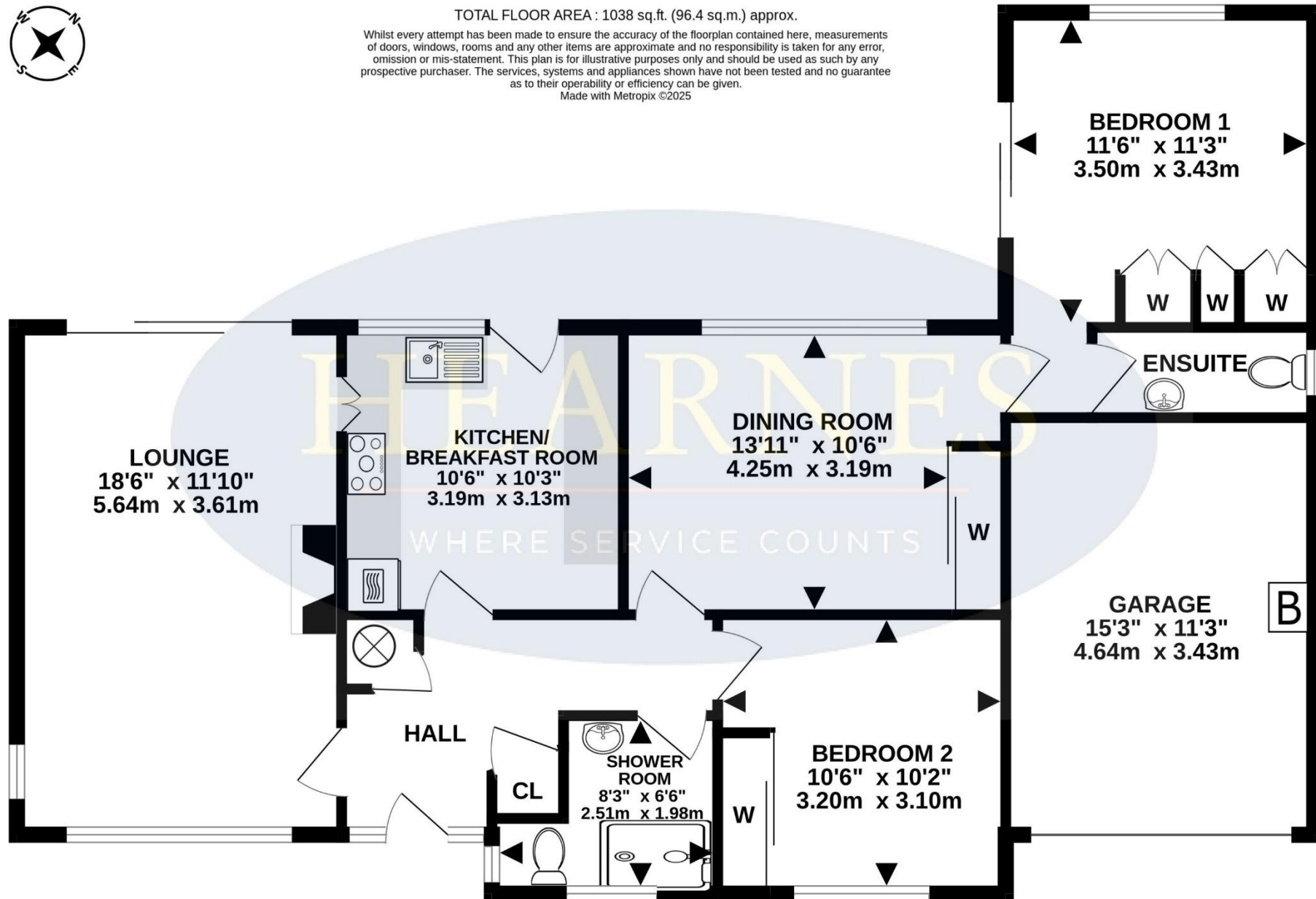




TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

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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