



*Asking Price*

**£395,000**

LEESON DRIVE, FERNDOWN BH22 9QQ

Freehold



- ◆ SEMI DETACHED HOUSE
- ◆ THREE BEDROOMS
- ◆ ENSUITE FACILITY
- ◆ OPEN PLAN LIVING
- ◆ MODERN FITTED BATHROOM
- ◆ GENEROUS WESTERLY FACING GARDEN
- ◆ WOOD-BUILT GARDEN STUDIO
- ◆ DOUBLE GLAZED THROUGHOUT

An extended and well presented, three bedroom, semi-detached house boasting a generous westerly facing rear garden, en-suite facility and versatile off road parking.

### Property Description

Leeson Drive is conveniently positioned close to the Ferndown schools, as well as the town centre, and boasts a diverse selection of housing. This particular property is positioned on the Westerly side of the road and the accommodation comprises an open plan living room, kitchen and dining area, as well as a separate utility room on the ground floor, and there are three well-proportioned bedrooms, family bathroom and en-suite shower room to the first floor. The open plan living space spans the entire rear elevation and offers bi-folding doors on to the generous garden, whilst the first floor landing has an area to be able to offer a work space. The home also benefits from gas fired heating, double glazing throughout and the third bedroom is divided in to two principal spaces that are ideal for use as a nursery or snug for a child's play room.





## Gardens and Grounds

The front garden is entirely laid to a dressed gravel driveway and there is a pedestrian access to the right hand side of the property, which in turn gives access to the rear garden. The rear garden is split into three principal areas, with a paved patio and deck spanning the rear elevation of the home. This area leads on to a kept lawn and there is a retaining step which leads down to a further lawn. Towards the rear boundary stands a wood-built garden studio, which is ideal for a variety of uses, and the garden has a westerly orientation enjoying sun throughout the afternoon and in to the evening.

## Location

Ferndown is located conveniently at the start of the A31 and enjoys a strategic position allowing easy vehicular access to Bournemouth, Poole and Christchurch. With a championship golf course, busy retail precinct and two national supermarkets, Ferndown is 4 miles (6.4 km) from Bournemouth International Airport. The King George's Field is a very large area of open space, including a children's playground six tennis courts, four football pitches, cricket pitch, a bowling green, boules area, croquet practice lawn, a rugby pitch and a fully equipped skateboard park. There are two golf clubs, Ferndown Forest Golf Club, which offers a single 18-hole course and Ferndown Golf Club. The Ferndown Leisure Centre has two heated pools, a sports hall, a fully equipped Gymnasium, Squash Courts and a rifle range. There is a shopping centre at Penny's Walk, which also includes a large Tesco supermarket and the local branch of the county library. A Sainsbury's is located nearby as well as a Halfords and McDonalds on the outskirts. There are large areas of woodland and heathlands around the area which makes Ferndown a sought after residential location.



Size: 1070sq ft (99.4 sq m)

Heating: Gas fired (combi) 10 yrs old, serviced regularly

Glazing: Double glazed

Parking: Driveway for 2 vehicles

Loft: Yes. Ladder installed. 50% boarded.

Garden: West facing

Main Services: Electric, water, gas, telephone, drains

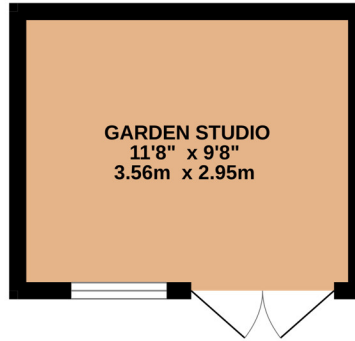
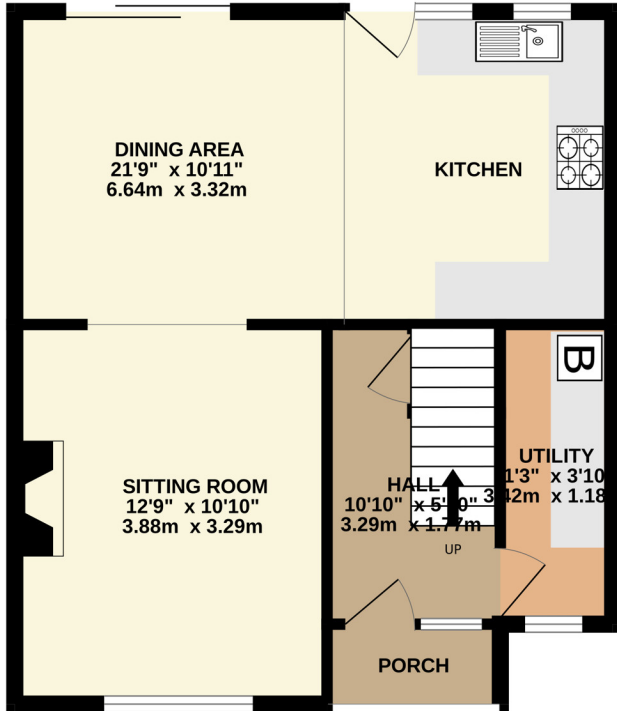
Local Authority: Dorset Council

Council Tax Band: D

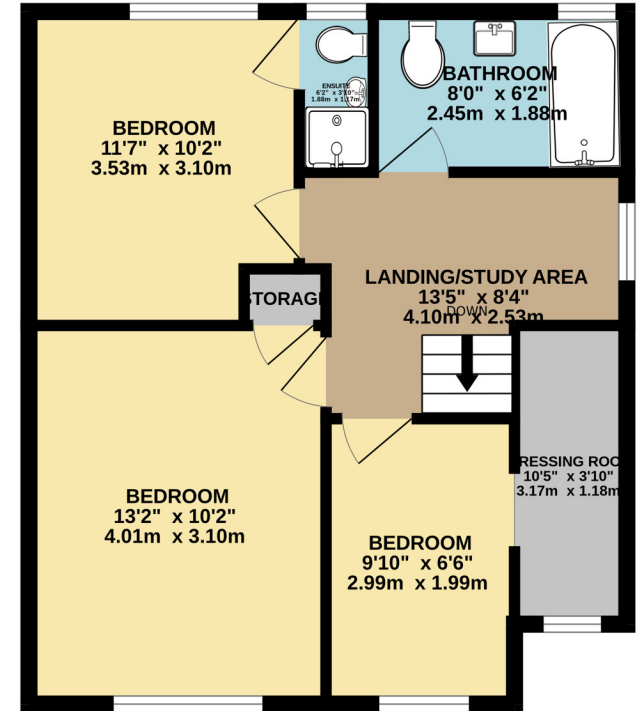




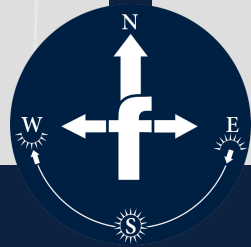
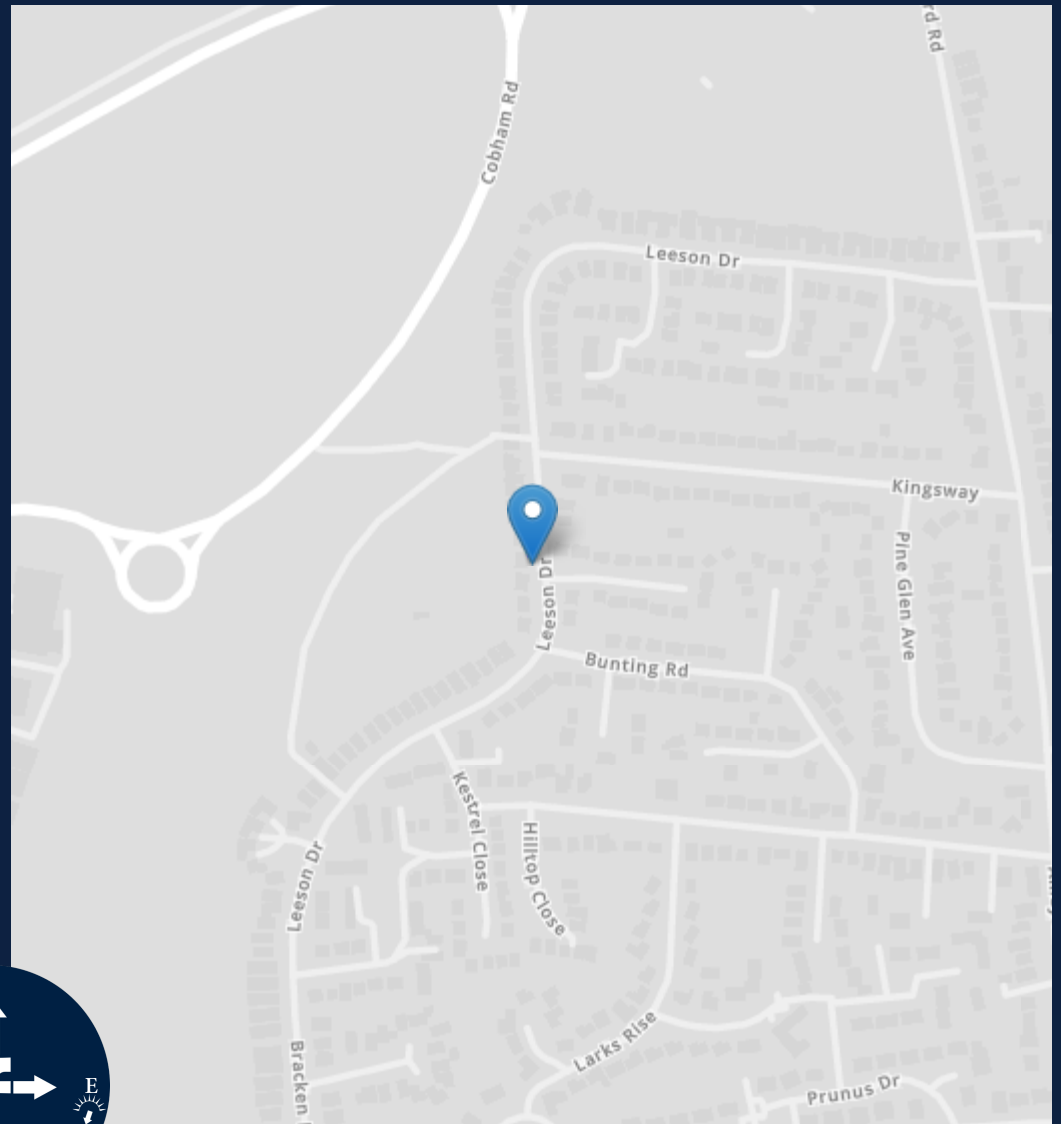
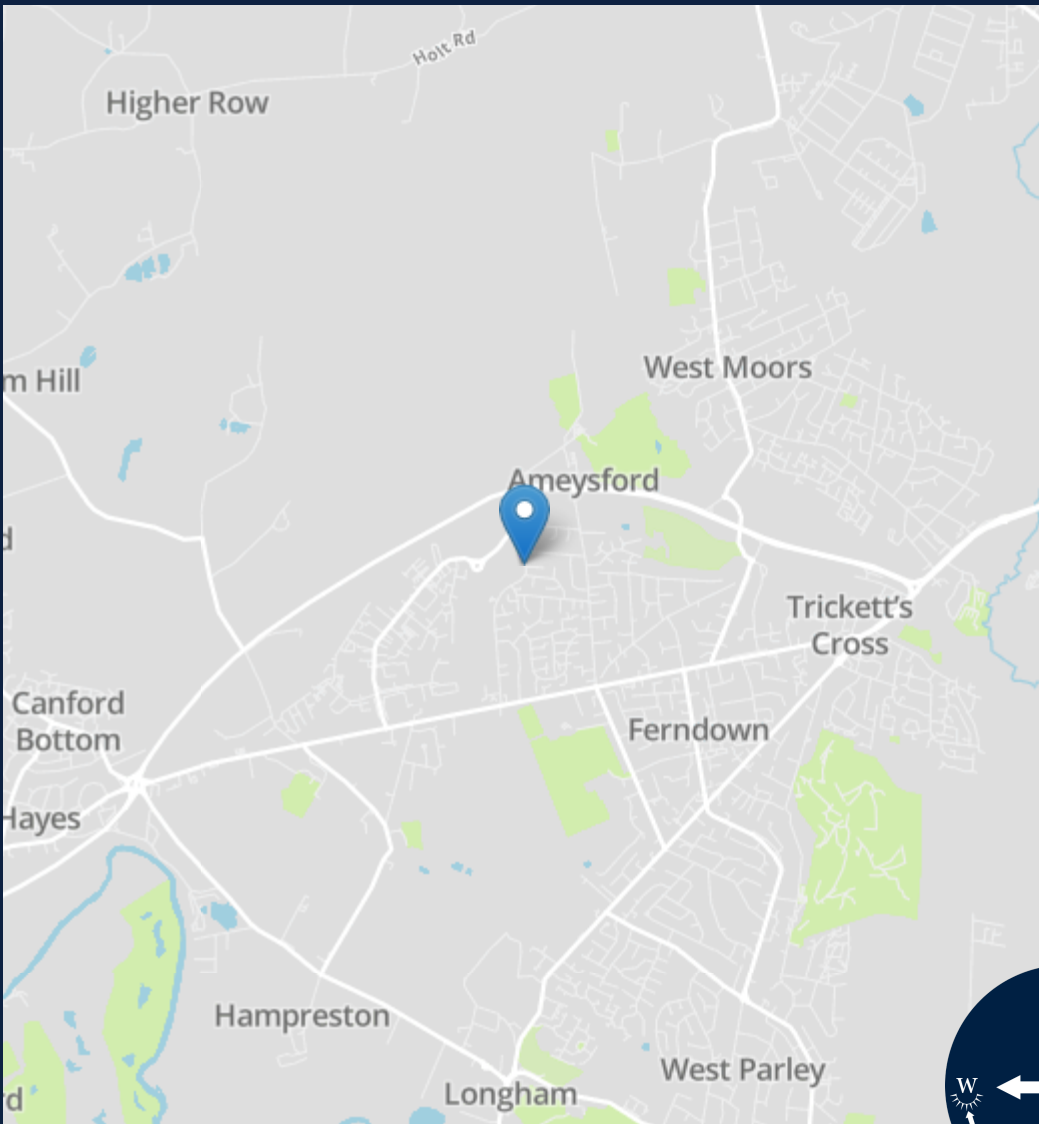
GROUND FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
72	
England, Scotland & Wales	



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