



HEARNES
WHERE SERVICE COUNTS

Longacre Drive,
Ferndown, Dorset, BH22 9EE

FREEHOLD PRICE

OIEO £450,000

“A superbly positioned and generous sized detached bungalow situated in a peaceful cul-de-sac and approximately 700 metres from the town centre”

This generous sized and conveniently located two double bedroom, two shower room detached bungalow has a secluded and enclosed rear garden, detached single garage and driveway.

The property has undergone a number of improvements and is situated in a peaceful cul-de-sac location whilst conveniently located approximately 200 metres from Marks & Spencer's Food Hall and approximately 700 metres from Ferndown town centre.

- **Two double bedroom, two shower room detached bungalow**
- **Double glazed entrance porch**
- **Entrance hall** with a utility cupboard plus a coats cupboard with shelving
- **Kitchen** incorporating rolltop work surfaces, base and wall units, recess for cooker, fridge, tall fridge freezer and recess with plumbing for dishwasher, attractive tiled splashbacks, tiled flooring, double glazed window to the side aspect and a double glazed door leading out to a side path
- 24' Generous sized **lounge/dining room** with double glazed window and sliding security door to the garden room
- **The garden room** is an attractive feature of the property as it offers a pleasant outlook over the beautifully kept and secluded rear garden, double glazed door leading out onto a raised decked seating area
- **Bedroom one** is a generous sized double bedroom benefitting from a recently fitted wardrobe
- **En-suite shower room** incorporating a walk-in shower cubicle, wash hand basin and WC
- **Bedroom two** is a double bedroom also benefitting from a recently fitted wardrobe
- **Main family shower room** finished in a modern white suite incorporating a corner shower cubicle, WC, wash hand basin, fully tiled walls and flooring
- The **rear garden** is a superb feature of the property as it is immaculately kept and fully enclosed. The garden is predominately laid to lawn and bordered by well stocked flower beds and stocked with many attractive ornamental plants and shrubs. Within the rear garden there is a detached single garage. Located in the front of the garage there is a blocked paved patio area. Porcelain paved steps lead up to a side door into the garden room and also gives access to a raised decked seating area which is an ideal spot to relax and enjoy this beautiful garden
- **Garage** with power, lighting and fitted workbench
- Located alongside the property there is a large **utility area** which could also be used as a carport. This has a metal up and over door, light and power
- **Front garden** with flower border
- A front **driveway** provides generous off road parking
- **Further benefits** include: A large loft entrance along with a timber ladder (potential for third bedroom (stpp), new roof to the utility area/carport, double glazing and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Access to Ferndown Common via a pedestrian path through to Brabourne Avenue is approximately 50 metres away.

COUNCIL TAX BAND: D

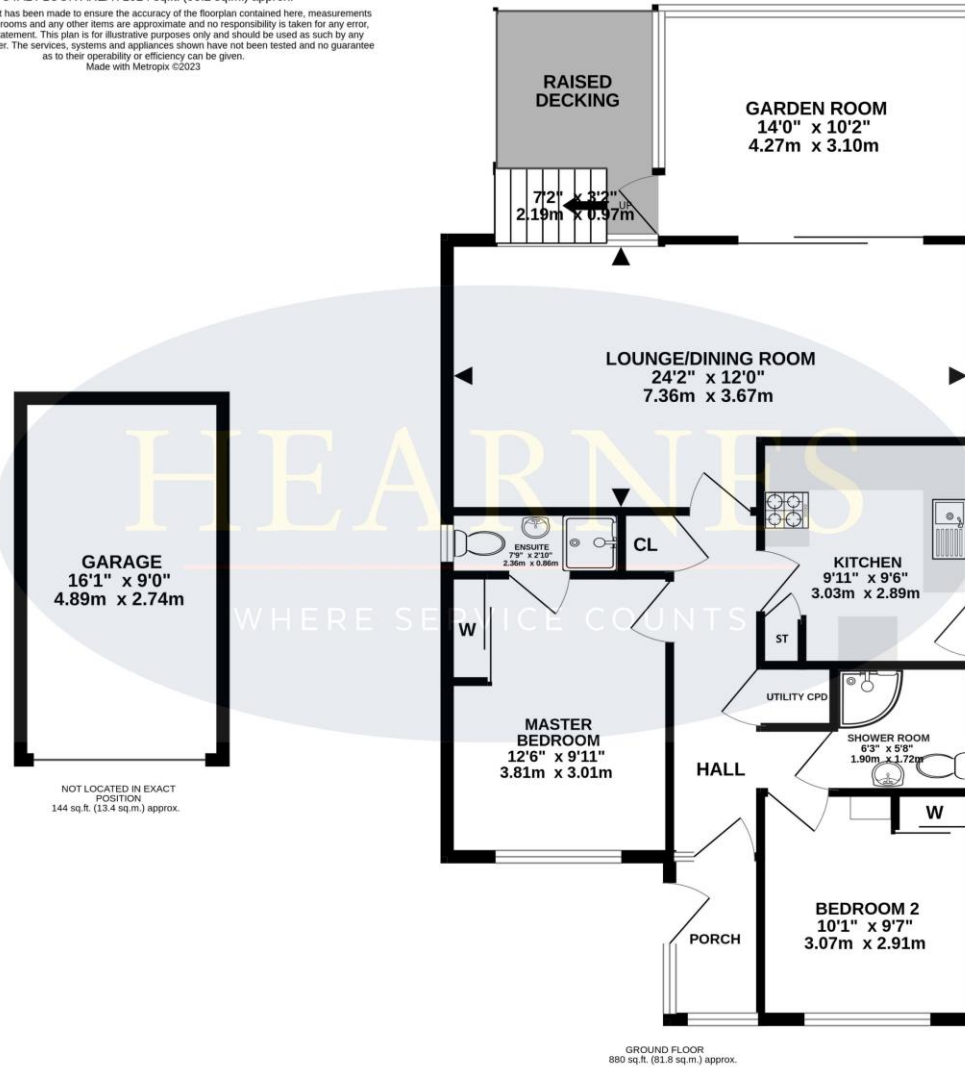
EPC RATING: C

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 : 1024 sq.ft. (95.2 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

