



Leeson Drive, Ferndown  
Dorset, BH22 9RD



# FREEHOLD PRICE

## £395,000

***“A superbly appointed detached bungalow finished to a high standard throughout, with a landscaped rear garden and garage”***

This beautifully presented detached bungalow is located in a prime position in a quiet cul-de-sac, within convenient access of Ferndown Town centre and the A31 to both Wimborne and West Moors, nearby walks into Uddens Plantation and Ferndown Forest Golf Course.

The accommodation comprises two double bedrooms served by a stylish refitted shower and separate cloakroom wc, open plan spacious lounge/dining room approximately 22ft across and a contemporary white gloss fitted kitchen with space for a breakfast table and chairs.

Other benefits include modern double glazing, modern gas boiler and central heating, replacement UPVC front door, single garage and paved driveway providing off-road parking for several vehicles.

- **Entrance hall** which is L-shaped with wood laminate flooring, storage cupboards and a loft hatch
- **Lounge/dining room**, light and airy with a window and bay window to the front aspect both with automated recessed blinds and an Adams style mantelpiece
- **Kitchen/breakfast room** finished with a stylish modern fitted kitchen comprising a range of base and wall mounted units and worktops, ceramic sink unit with window above overlooking the rear garden, integrated oven and ceramic hob with extractor above, integrated concealed dishwasher and fridge/freezer, raised shelving for microwave, wood laminate flooring and a door to the side aspect leading to the rear garden
- **Shower room** with contrasting tiled walls and flooring, window to the side aspect, shower cubicle with chrome trim, wc, pedestal wash hand basin and heated chrome towel rail
- **Cloakroom** with matching tiles to those on the shower room and wall mounted sink unit
- Paved driveway providing **off-road parking** for several vehicles, leading to a single garage
- **Single garage** with an up and over door, internal power and light and side access to the beautiful rear garden
- **Rear garden** measuring approximately 40ft x 30ft, landscaped with well stocked mature shrub and flower borders around a level lawn with paved patio and a section beneath a wooden pergola looking back towards the bungalow. The garden is enclosed by timber fencing with concrete posts and a further side access

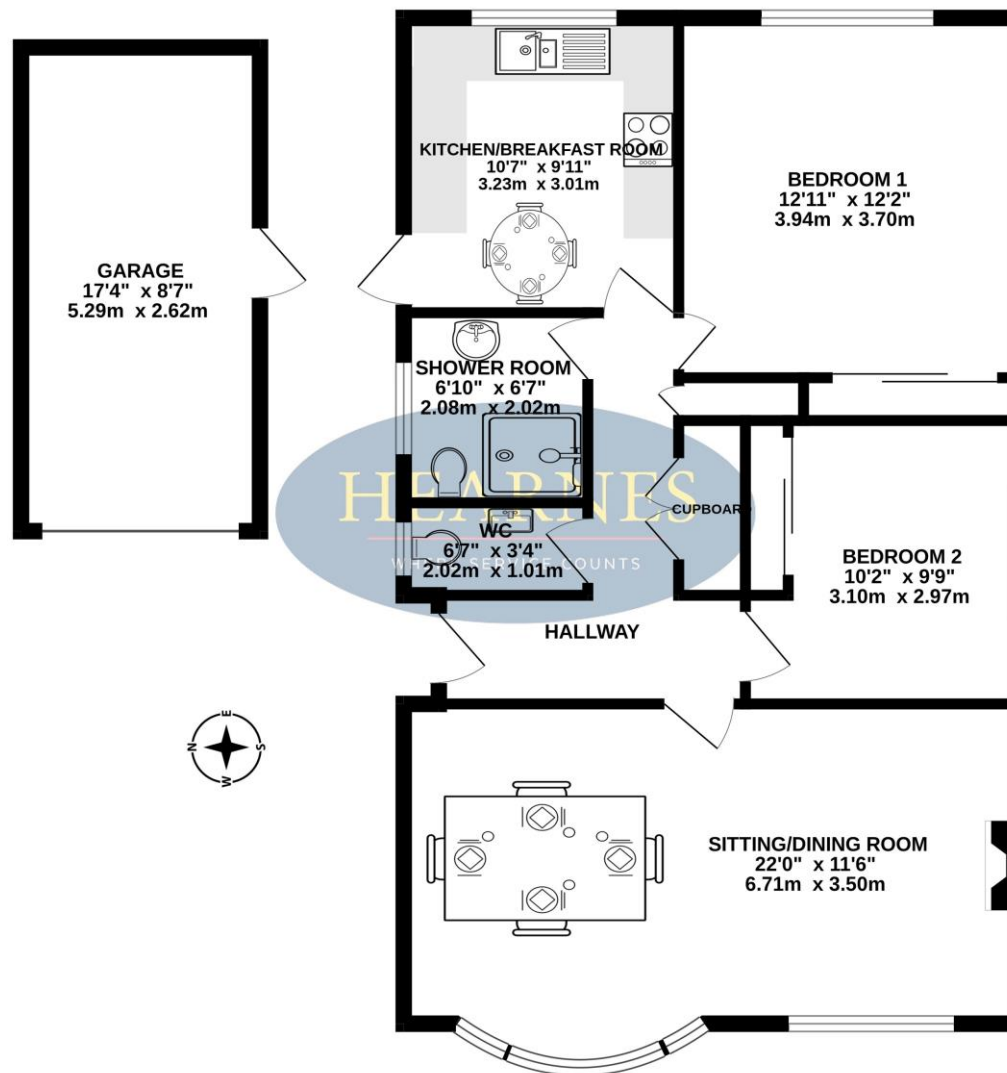
**COUNCIL TAX BAND: D**

**EPC RATING: D**



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GROUND FLOOR  
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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