



Leeson Drive
Ferndown, Dorset BH22 9RF

FREEHOLD PRICE £365,000

“A spacious family home with a converted loft space and secluded landscaped garden”

This immaculately presented and generous sized three bedroom semi-detached family home with a 14ft conservatory/utility room, a converted loft space, a landscaped and secluded rear garden, detached former garage now used as a storage/workshop and a driveway providing generous off road parking.

This immaculately presented family home offers light and spacious accommodation. The current owners have converted the loft space which is a particular feature. The rear garden is also a feature as it has been cleverly and recently landscaped whilst offering an excellent degree of seclusion.

- **A three bedroom semi-detached family home with a converted loft space**

Ground floor:

- Good sized **entrance hall** with tiled floor and useful understairs cupboard
- Generous size **lounge** with exposed stone fireplace and display shelves either side with integrated storage, tiled floor and a double glazed window overlooking the front garden
- 16ft Dual aspect **kitchen/breakfast/dining room**
- **The kitchen area** incorporates ample wood effect roll top work surfaces with base and wall units, recess and plumbing for dishwasher, recess for fridge, integrated oven, hob and extractor, large walk-in larder cupboard, tiled floor
- **Dining/breakfast area** has ample space for dining table and chairs, fitted storage units, breakfast bar, tiled floor and double glazed French doors leading out into a 14ft conservatory/utility room
- **14ft Conservatory/utility room** with worktops, storage units, recess and plumbing for washing machine, tiled floor, double glazed sliding patio doors leading out into the landscaped rear garden

First floor:

- **Bedroom one** is a good size double bedroom benefitting from fitted wardrobes
- **Bedroom two** is also a double bedroom benefitting from fitted floor to ceiling wardrobes with sliding doors
- **Bedroom three** is a good size single bedroom
- Spacious **family bathroom** finished in a modern white suite incorporating a panelled bath with shower over, contemporary wash hand basin with vanity storage beneath, WC, fully tiled walls
- A paddle staircase leads from the landing to the **16ft converted loft space** with access into the eaves for useful storage, two double glazed Velux windows
- **The rear garden** is without doubt a superb feature of the property as it measures approximately 30ft in length x 25ft in width and offers an excellent degree of seclusion. The garden has been recently and cleverly landscaped to incorporate decked, entertaining and seating areas with integrated lighting along with bench seating. Steps lead up to a higher level of garden with a further set of steps leading up into an additional area of secluded and enclosed garden with trellis over. The garden itself must be seen to be fully appreciated
- **A front gravelled driveway** provides generous off road parking
- **A side driveway** provides additional off road parking
- **The former garage** has now been converted into a useful storage space with double glazed French doors and the rear portion of the garage has been converted into a workshop
- **Further benefits include;** double glazing and a gas fired heating system

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: C

EPC RATING: D

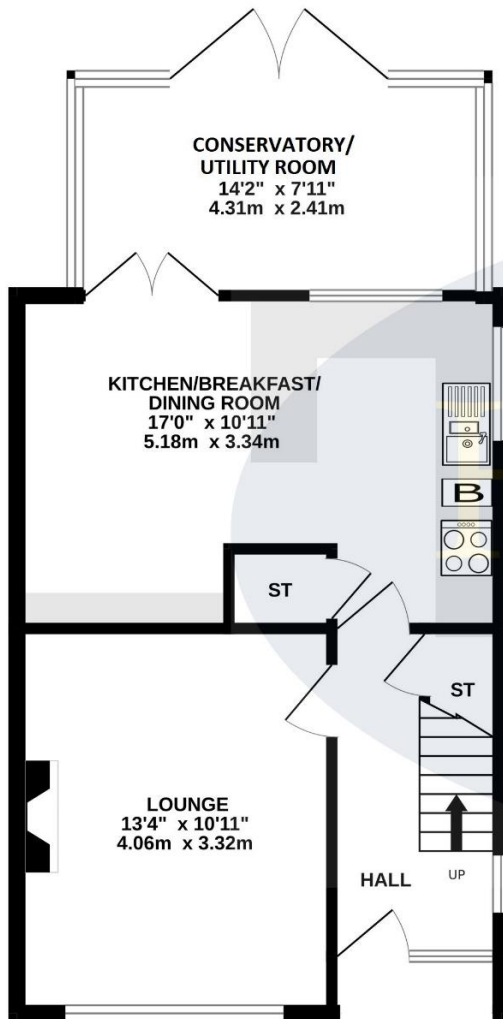
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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.

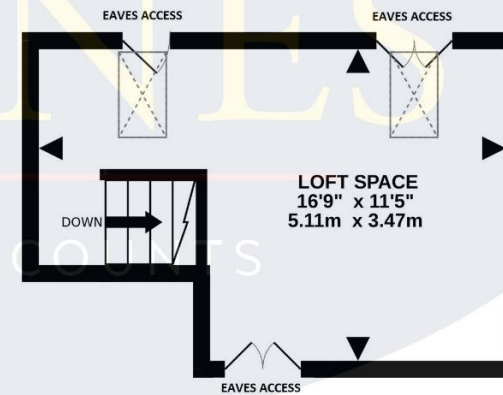
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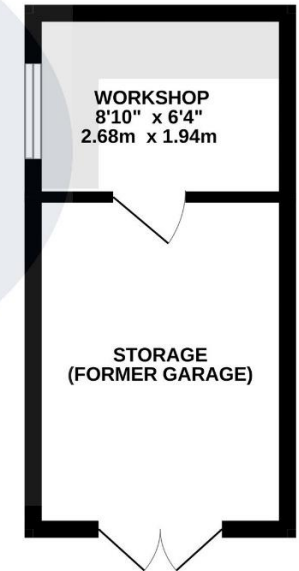
GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR
171 sq.ft. (15.9 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
157 sq.ft. (14.6 sq.m.) approx.

