



Leeson Drive  
Ferndown, Dorset BH22 9RD



# FREEHOLD PRICE

## £400,000

This very well appointed detached bungalow is decorated and presented to a high standard providing two double bedrooms, serviced by a refitted modern bathroom, a spacious lounge/dining room and a stylish modern grey gloss kitchen overlooking the beautifully maintained southerly aspect garden.

Other benefits include modern gas central heating, double glazing, an additional conservatory/sun room at the rear of the garage overlooking the garden together with driveway parking for two vehicles and a large section of frontage with shingle stone that could provide extra parking.

A particular feature of the property is its position, set within an additional small close off what is already a quiet, popular cul-de-sac.

- **Covered entrance porch** with tiled step up to double glazed French door with leaded light picture window to the entrance hall
- **Entrance hall** with wood effect laminate flooring running into a living space, kitchen and bedroom one, double doors to cloaks cupboard and further single door to a deep airing cupboard, hatch to loft space
- Stylish **kitchen** refitted in a light grey gloss with soft close base and wall mounted units and wood effect adjoining worktop, one and a half bowl sink unit with double glazed window above overlooking the rear garden, integrated Bosch oven and inset Bosch four ring gas hob with extractor above, space for tall standing fridge/freezer, tiled splashbacks, plumbing for washing machine and double glazed door giving access to the side leading to the garden and front driveway. Cupboard housing Worcester combination gas boiler
- **Lounge/dining room** particularly bright and airy open plan room with two double glazed windows to the front aspect, space for dining table
- **Bedroom one** has a double glazed window to the rear overlooking the garden, built-in wardrobe space with two sliding doors
- **Bedroom two** with double glazed window to the side
- **Bathroom** refitted in a modern suite comprising panelled bath with chrome mixer taps and surrounding half tiled walls, contemporary raised vanity unit with monoblock sink unit, WC and two double glazed windows to the side, tiled flooring and inset spotlights, heated chrome towel rail
- The property is approached from the main cul-de-sac via an additional close which offers excellent seclusion with tarmac **driveway** providing parking for two vehicles and a larger gravelled section which could also provide extra parking, wooden gate to the side access, door to the garage
- **Garage** measures 17ft x 9ft 1in - Electric up and over door with internal power and lighting and secure double glazed side door
- To the rear of the garage there is a conservatory style **sun room**, dual aspect with double glazed windows and polycarbonate angled roof set on a dwarf brick wall with double glazed door to the garden
- **Rear garden** measures approximately 40ft x 35ft superbly maintained, and landscaped southerly aspect, private rear garden providing excellent seclusion with area of level lawn and sections of paved patio, shrub and flower borders and well tended, mature hedging, all enclosed by timber panelled fencing with concrete posts and further side access for storage, outside security lighting and fitted sun blind above the kitchen window

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: D**

**EPC RATING: D**

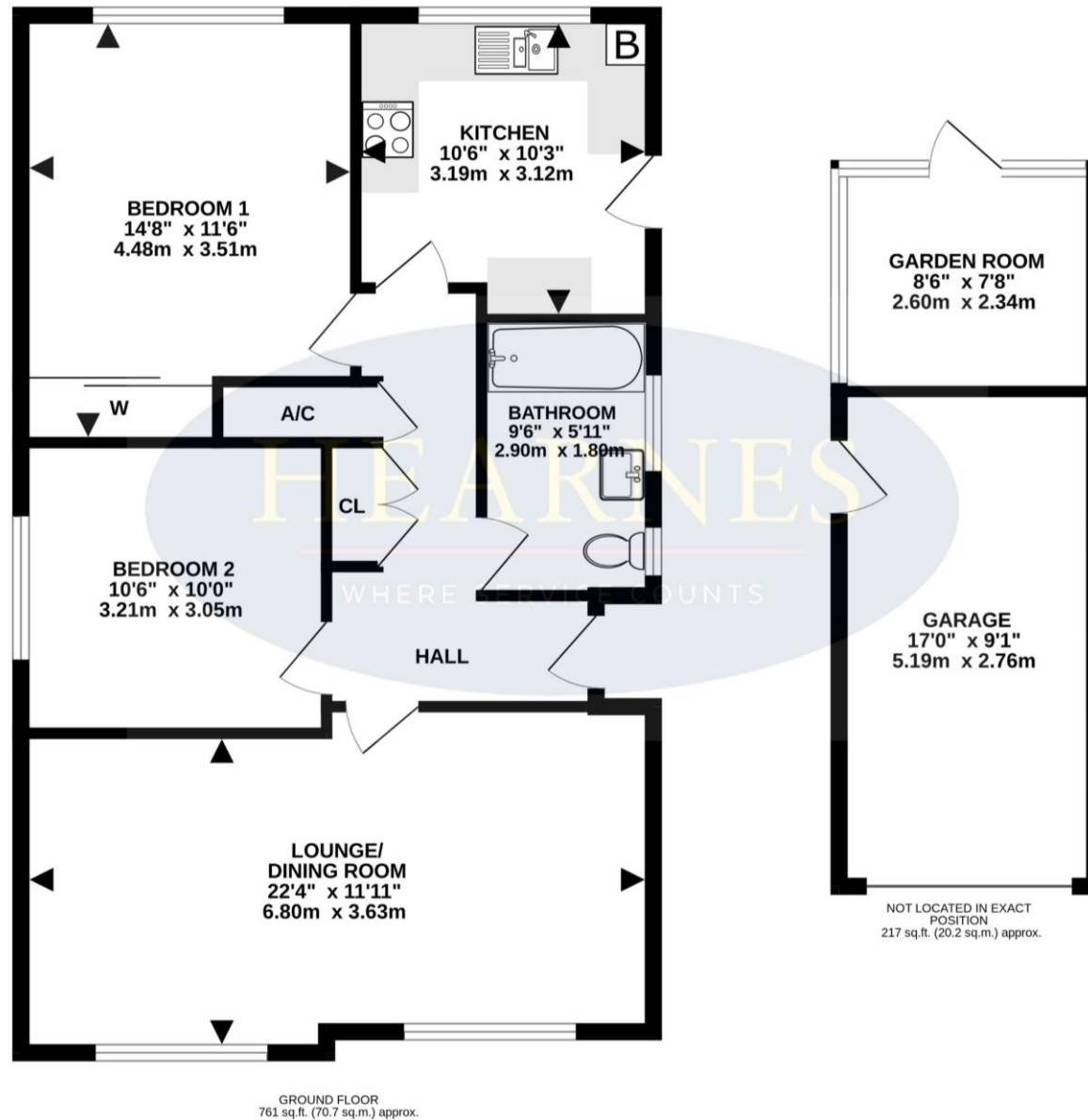
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

***“Superbly presented detached bungalow set in a small cul-de-sac with refitted kitchen & bathroom, garage & sunroom & private southerly aspect garden”***



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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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