

Longacre Drive

Ferndown, Dorset BH22 9EE



HEARNES

WHERE SERVICE COUNTS



“A beautifully finished and extended bungalow with a private, west facing rear garden approximately 700 metres from Ferndown’s town centre”

FREEHOLD GUIDE PRICE £700,000

This modernised and extended three double bedroom, one bathroom, one shower room detached bungalow has a private, west facing rear garden with summerhouse and a front driveway providing generous off road parking. The current owners have managed to create a light, spacious and beautifully finished bungalow which enjoys a sought after and convenient cul-de-sac location approximately 200 metres from Marks & Spencer’s Simply Food Hall and 700 metres from Ferndown’s town centre.

- **An extended and modernised three bedroom detached bungalow with a private, west facing rear garden**
- **23ft Impressive entrance hall** with tiled floor
- **28ft Stunning, dual aspect open plan kitchen/breakfast/dining/room**
- **The kitchen/breakfast area** has been beautifully finished with extensive Quartz worktops which continues round to form a breakfast bar with matching upstands. There is an excellent range of high gloss base and wall units with LED integrated lighting. The quality integrated appliances include; Neff induction hob with extractor canopy above, Neff twin ovens, Neff dishwasher, wine fridge, space for American style fridge/freezer, door leading through into the utility room and tiled floor
- **Dining area** enjoys a dual aspect with double glazed window overlooking the front garden, sliding patio doors leading out into the rear garden, ample space for dining table and chairs and a large sofa. Double doors leading through into the lounge
- **Impressive 17ft x 15ft dual aspect lounge** with vaulted ceiling. An attractive focal point of the room is a wood burning stove sat on a slate hearth
- **Utility room** finished with a range of high gloss base and wall units, Quartz worktop with recess and plumbing for washing machine, recess for fridge/freezer, tiled floor and a double glazed door leading out onto a side path
- **Bedroom one** is a generous size double bedroom benefitting from a fitted storage cupboard
- **En-suite shower room** refitted in a stylish white suite incorporating a good sized corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous size double bedroom
- **Bedroom three** is also a double bedroom with tiled floor, currently being used as a reception room
- **Spacious family bathroom/shower room** finished in a stylish white suite incorporating an oversized bath with mixer taps and shower attachment, corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

COUNCIL TAX BAND: D

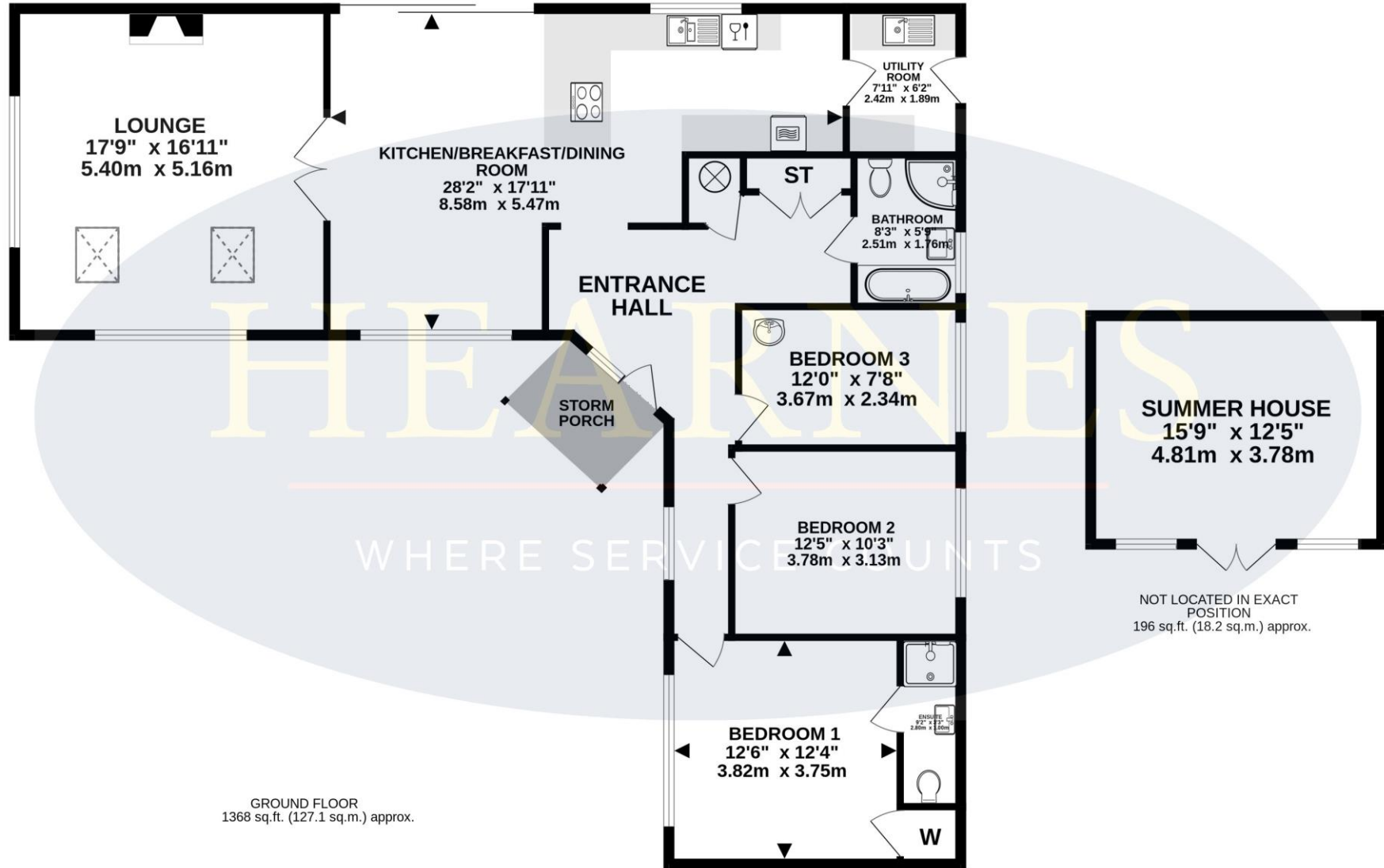
EPC RATING: D





TOTAL FLOOR AREA : 1563 sq.ft. (145.2 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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Outside

- **The rear garden** is a superb feature of the property as it has been landscaped for ease of maintenance, faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 65ft in width x 30ft in depth. The garden incorporates a large porcelain paved patio with a raised flower bed. There is an area of artificial lawn. A porcelain paved path continues down to a side gate. A wide path leads down to double wooden side gates. Within the rear garden there is a large, detached summerhouse which will make an ideal home office, has light and power. There is also an outside shower and a useful timber storage shed
- **A wrought iron sliding gate** opens onto a front **gravelled driveway** which provides generous off road parking
- There is a good size area of **front lawn** and many mature plants and shrubs
- **Further benefits include;** double glazing, a gas fired and pressurised hot water system, UPVC fascias & soffits and a security alarm

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a Championship Golf Course on Golf Links Road.



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