



HEARNES

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**Lockyers Drive, Ferndown
Dorset, BH22 8AN**

FREEHOLD GUIDE PRICE

£350,000

“Occupying a large secluded and westerly facing plot measuring 0.16 of an acre and offered with no chain”

This well-maintained and conveniently located three bedroom detached bungalow has a 95ft private westerly facing garden and front driveway, whilst conveniently located close to amenities.

This deceptively spacious bungalow has been owned by the current owners for circa 30 years.

The property has an enormous amount of scope and potential to be enlarged and enhanced (subject to the necessary planning consents) and now comes to the market offered with no onward chain.

- **Three bedroom detached bungalow with a 95ft secluded west facing rear garden occupying a plot measuring 0.16 of an acre, with no chain**
- **Entrance porch**
- Good sized **entrance hall** with loft access and airing cupboard
- Good sized dual aspect **lounge** with sliding patio doors leading out to a private west facing rear garden and an exposed stone open fireplace creating an attractive focal point
- **Kitchen/breakfast room** incorporating ample roll top work surfaces, a good range of base and wall units, recess for a cooker, space and plumbing for a washing machine, recess for a fridge/freezer, space for a drop leaf breakfast table and chairs, wall mounted gas-fired boiler, window to the front aspect and door leading out to a side path
- **Bedroom one** is a good sized double bedroom enjoying a view over the rear garden
- **Bedroom two** is also a double bedroom with a window to the front aspect
- **Bedroom three** is a single bedroom enjoying a view over the rear garden
- **Bathroom** finished in a white suite incorporating a panelled bath with shower over, pedestal wash hand basin, wc, tiled floor and partly tiled walls
- **Landscaped front garden** for ease of maintenance
- Double wrought iron gates open onto a **front driveway**, leading to a wide side gate that's leads to a wide side path
- The **rear garden** is without doubt a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 95ft x 50ft. Adjoining the rear of the property there is a paved patio, with the remainder of the garden predominantly laid to lawn. The garden is stocked with many attractive plants and shrubs and at the far end of the garden there is a gravelled area with greenhouse and further mature plants. The garden itself is fully enclosed by a fence and hedging. Also within the garden is an outbuilding with light and power
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas-fired heating system and the property now comes to the market with **no onward chain**

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.

COUNCIL TAX BAND: D

EPC RATING: D

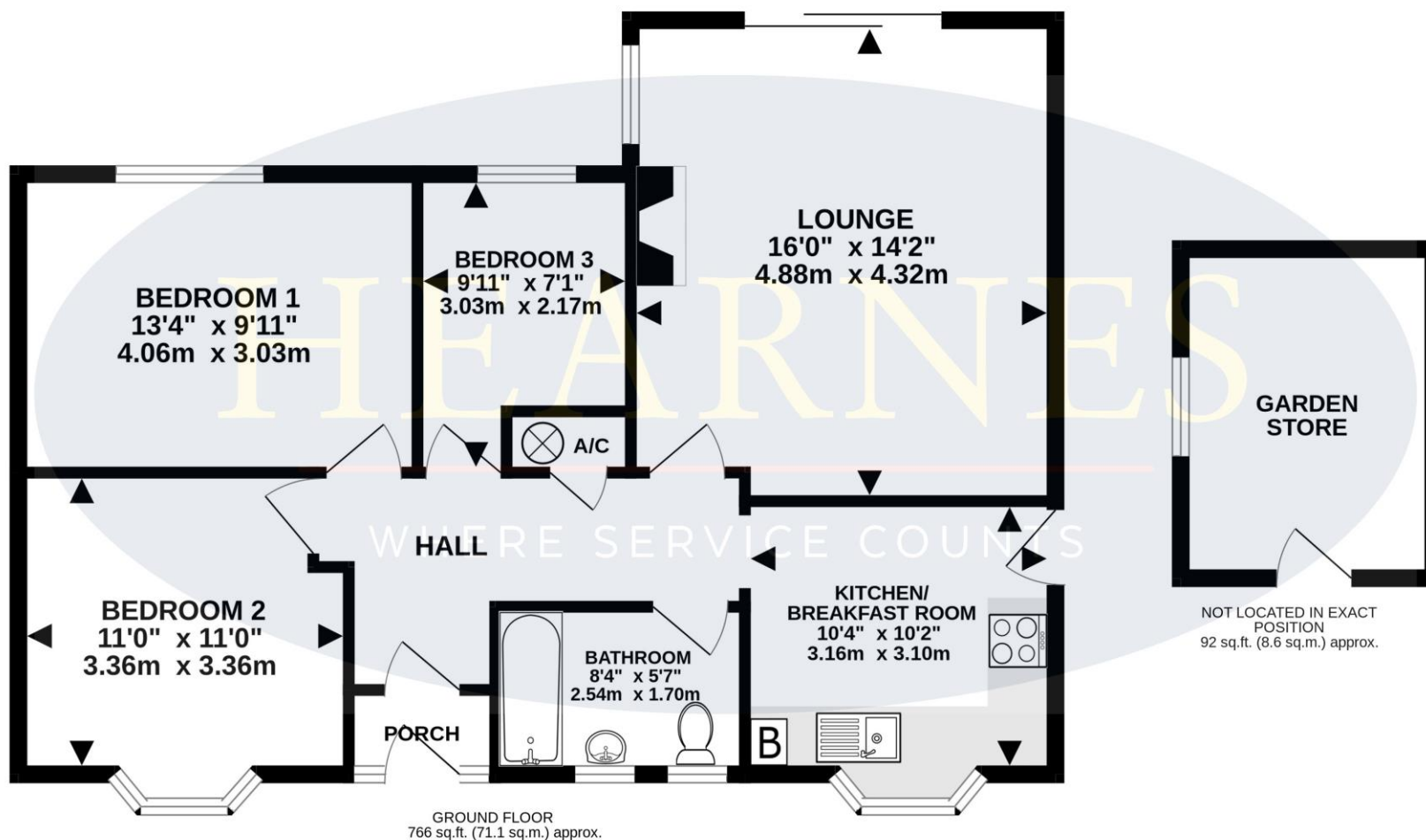
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TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

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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