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LOCKSLEY DRIVE

Locksley Drive, Ferndown
Dorset, BH22 8JX

FREEHOLD PRICE

£450,000

“A generous sized family home with a 45ft enclosed rear garden”

This superbly positioned and generous sized four bedroom, two bathroom, two reception room detached family home has a 45ft enclosed rear garden, single garage and driveway.

This conveniently located family home is situated close to a small selection of amenities on Glenmoor Road and within close proximity of local schools.

- **A four bedroom detached family home with a 45ft enclosed garden**

Ground Floor:

- **Entrance porch**
- **Entrance hall**
- **Family bathroom** finished in a white suite incorporating a shower bath with mixer taps and shower attachment, WC, wash hand basin with vanity storage beneath and fully tiled walls
- Light and spacious **19ft lounge** with a picture window overlooking the front garden and exposed stone feature fireplace
- Separate **dining room** with sliding patio doors leading out to the rear garden
- **Kitchen** incorporating work surfaces, base and wall units, integrated double oven, hob and extractor, space for a fridge/freezer, recess and plumbing for a washing machine, recently replaced wall-mounted gas-fired Glow Worm boiler and a window overlooking the rear garden
- **Lean-to** with fitted worktops, a door leading out to the side path and patio doors leading out to the rear garden

First Floor:

- **Spacious landing** with airing cupboard
- **Bedroom one** is a generous sized double bedroom, benefitting from fitted wardrobes
- **Bedroom two** is also a generous sized double bedroom, benefitting from fitted wardrobes
- **Bedroom three** is a double bedroom
- **Bedroom four** is a single bedroom
- **Family bathroom** incorporating a panelled bath with mixer taps and shower attachment, wash hand basin and WC
- **Rear garden** measuring approximately 45ft x 35ft and is fully enclosed. Adjoining the rear of the property there is a paved patio and an area of artificial lawn, with the remainder of the garden predominantly laid to lawn. In the far corner of the garden there is a vegetable bed. Within the garden there is a useful metal storage shed. A side path leads down to a side door into the garage and a side gate which opens out to the front driveway
- Front driveway providing generous **off-road parking**
- **Single garage** with metal up and over door, light, power and a side personal door
- **Further benefits** include double glazing and a gas-fired heating system with recently replaced boiler

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

COUNCIL TAX BAND: E

EPC RATING: D

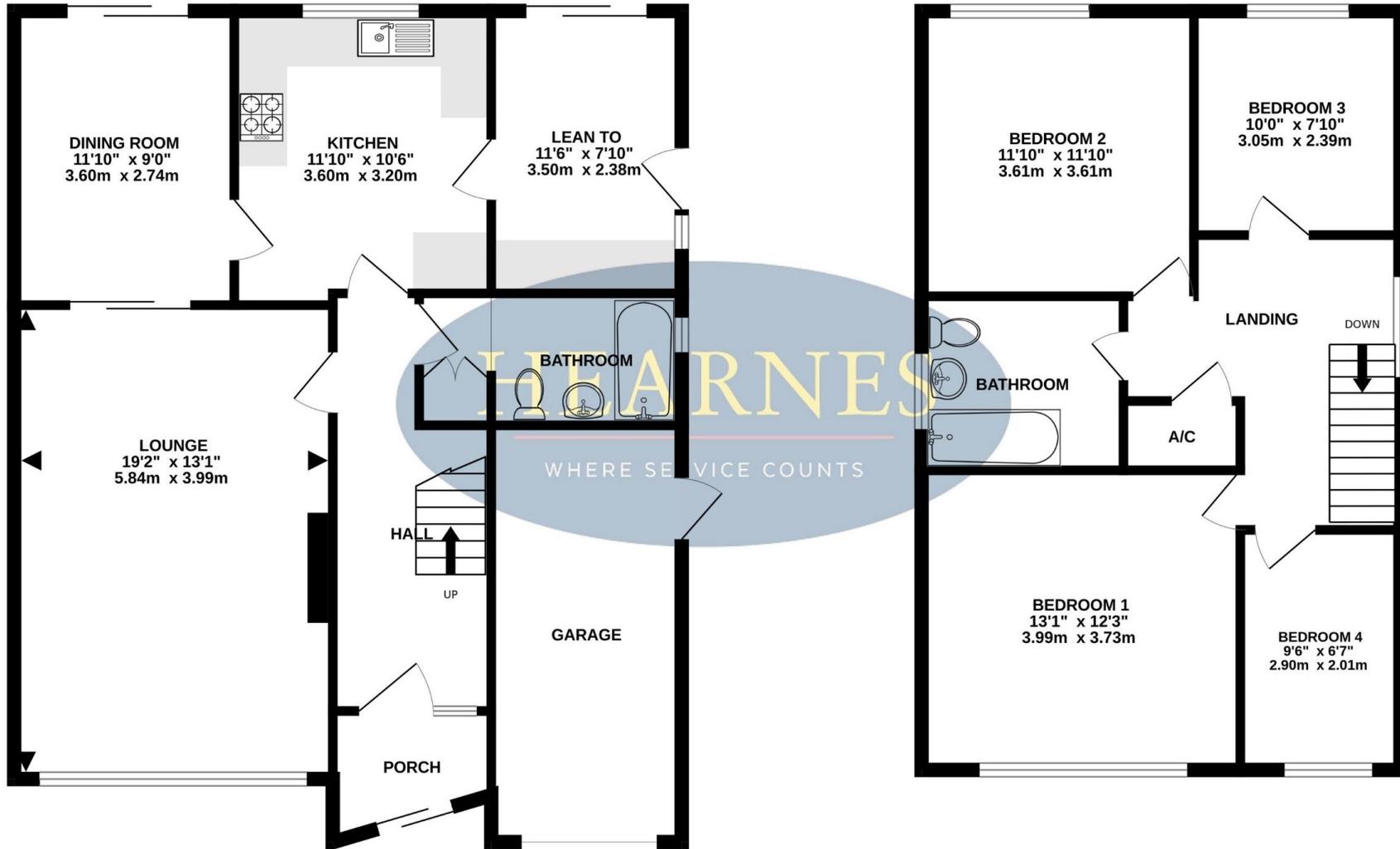


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GROUND FLOOR
882 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 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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