

Leeson Drive

Ferndown, Dorset, BH22 9QQ



HEARNES

WHERE SERVICE COUNTS



“Exceptional high specification detached bungalow occupying a unique secluded position backing onto woodland, providing three double bedrooms, two bathrooms and two reception rooms”

FREEHOLD PRICE £575,000

This versatile and well-proportioned detached modern bungalow is situated in a small exclusive close away from the main road, in a secluded spot with a beautiful garden backing onto (with gated access) mature woodland. The location provides access to a nearby convenience store, whilst only 1.5 miles from Ferndown town centres shops and amenities, regular bus routes and access to both Wimborne and Ringwood via the A31 commuter routes. There are also woodland walks and pedestrian access to nearby Ferndown Forest Golf Club & Restaurant, ideal for families, cycling and dog walkers.

The accommodation has been thoughtfully maintained and modernised to comprise three double bedrooms with fitted wardrobes served by a stylish en-suite and main bathroom, a spacious 18ft 3in x 14ft 9in lounge with doors to a separate dining room and delightful triple aspect double glazed conservatory overlooking the garden together with a fitted modern kitchen with white gloss units and integrated appliances.

Other benefits include gas central heating, double glazing, driveway parking and turning space for several vehicles including safe parking for a motorhome to a 21ft tandem garage, secure side access to the garden and a timber corner summerhouse with electric and wi-fi booster adjacent to the sun deck ideal for entertaining.

- **L-shaped hallway** with storage cupboards and wood laminate flooring
- **Lounge** with wood laminate flooring, central brick fireplace and doors out to the conservatory
- Double glazed **conservatory** enjoying a triple aspect with pitched polycarbonate roof, French doors and radiator heating
- **Dining room** with a serving hatch to the kitchen
- **Kitchen** comprising a range of base and wall mounted units, worktops, 1 ½ bowl sink unit with window above, integrated oven and microwave, inset gas hob, space and plumbing for a washing machine and dishwasher and a door to the side aspect
- **Bedroom one** with fitted wardrobes and a window to the front aspect
- Superb and recently refitted **en-suite shower room** finished in a white suite comprising monobloc sink with vanity unit, wc and corner shower cubicle
- **Bedroom two** with fitted wardrobes and a window to the front aspect
- **Bedroom three** with a window to the side aspect
- **Bathroom** finished in a stylish white suite comprising bath with shower screen, acrylic splashbacks, monobloc sink unit, wc and window

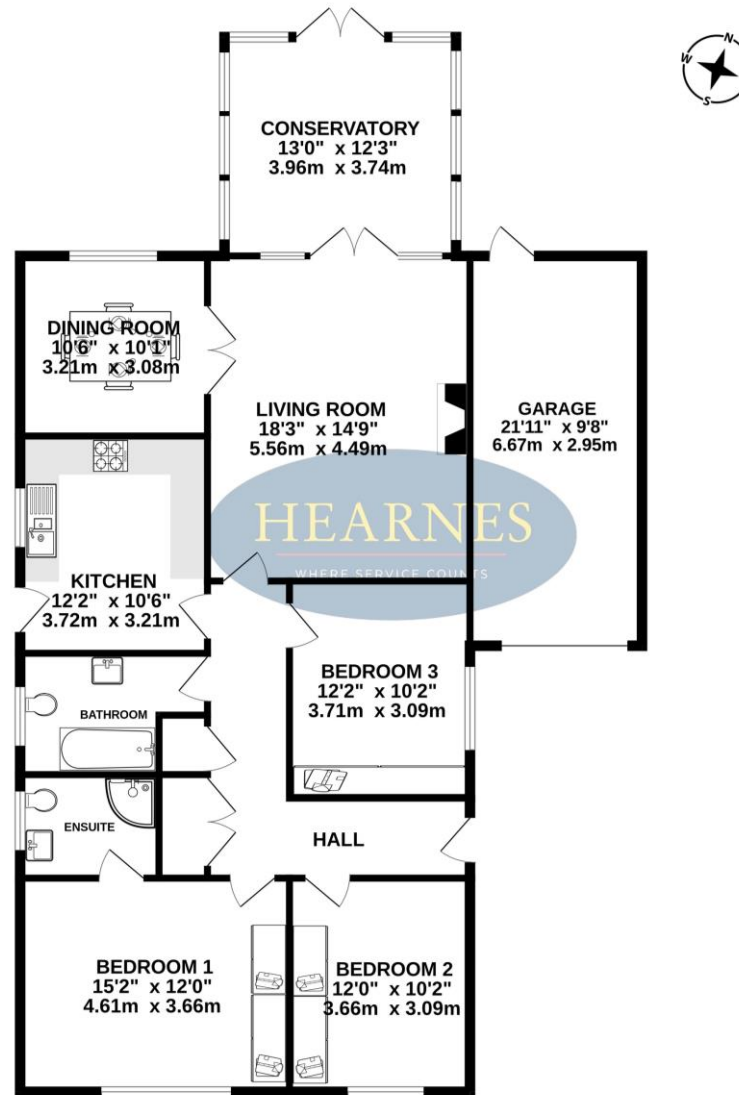
COUNCIL TAX BAND: E

EPC RATING: D





GROUND FLOOR
1550 sq.ft. (144.0 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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 properties unique setting provides **driveway parking for several vehicles** to the front and side, leading to a tandem garage with convenient turning space
- **Tandem garage** measuring 21ft 11in x 9ft 8in, with an up and over door, electric lighting and a door out to the rear garden
- **Rear garden** which is a particular feature as it measures approximately 85ft x 55ft, is enhanced by the mature wooded backdrop and gated access out to an area of protected woodland. The main area of garden is laid to lawn, with a raised sun deck, timber summer house and mature borders, all enclosed by timber fencing and mature hedging. A side gate leads down to a side gate. The overall plot measures 0.176 of an acre.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



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