



Leeson Drive  
Ferndown, Dorset BH22 9RF

# FREEHOLD PRICE

## £375,000

***“An extended family home with a good size garden, converted loft space and no chain”***

This immaculately presented and extended three bedroom semi-detached family home has a utility room, ground floor cloakroom, converted loft space, good size garden and front driveway.

The ground floor accommodation has been extended to create a good size utility room and ground floor cloakroom and useful, secure storage. The property now comes to the market offered with no onward chain. Leeson Drive is a popular and convenient location within Ferndown.

- **An extended three bedroom semi-detached family home offered with no chain**
- **Good size entrance hall** with understairs cupboard
- **16ft Kitchen/breakfast/dining room**
- **The kitchen area** incorporates ample wood effect roll top worksurfaces which continues round to form a breakfast bar, good range of base and wall units, integrated combi-oven, gas hob with extractor canopy above, attractive tiled splashbacks, space for fridge/freezer, double glazed window overlooking the rear garden
- **The dining area** has ample space for dining table and chairs, double doors leading through into the lounge and double glazed French doors leading out into the rear garden
- Good size **utility room** with recess and plumbing for washing machine and dishwasher and internal door leading through into the former garage which is now a useful storage space with double glazed door leading out into the rear garden
- **Ground floor cloakroom** finished in a white suite incorporating a WC, wash hand basin with vanity storage beneath
- **13ft Lounge** with double glazed window overlooking the front garden and a feature fireplace

#### First floor:

- **Landing** with loft hatch and pull-down ladder giving access to a boarded loft space with velux window
- **Bedroom one** is a generous size double bedroom
- **Bedroom two** is also a good size double bedroom benefitting from two fitted double wardrobes
- **Bedroom three** is a single bedroom with an over stairs cupboard
- **Family bathroom** finished in a stylish white suite incorporating a shower /bath with chrome raindrop shower head over and separate shower attachment, pedestal wash hand basin, WC, tiled floor

#### Outside:

- **The rear garden** measures approximately 35ft x 25ft, is fully enclosed and offers a good degree of seclusion
- Adjoining the rear of the property there is a **decked seating area and gravelled area**. Steps lead up onto an area of lawn which is stocked with well stocked flower beds. At the far end of the garden there is a further area of **paved patio, a raised wood chip area and useful timber storage shed**
- **A front gravelled driveway** provides off road parking. There is a useful and secure storage area with a roll up and over door, light and power and internal door leading through into the property
- **Further benefits include;** double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain.

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: C**

**EPC RATING: D**



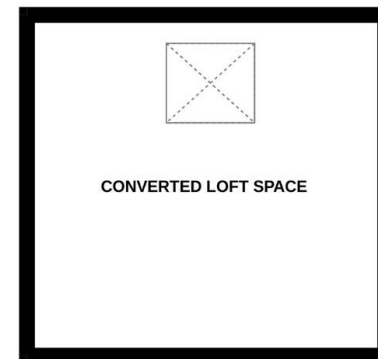
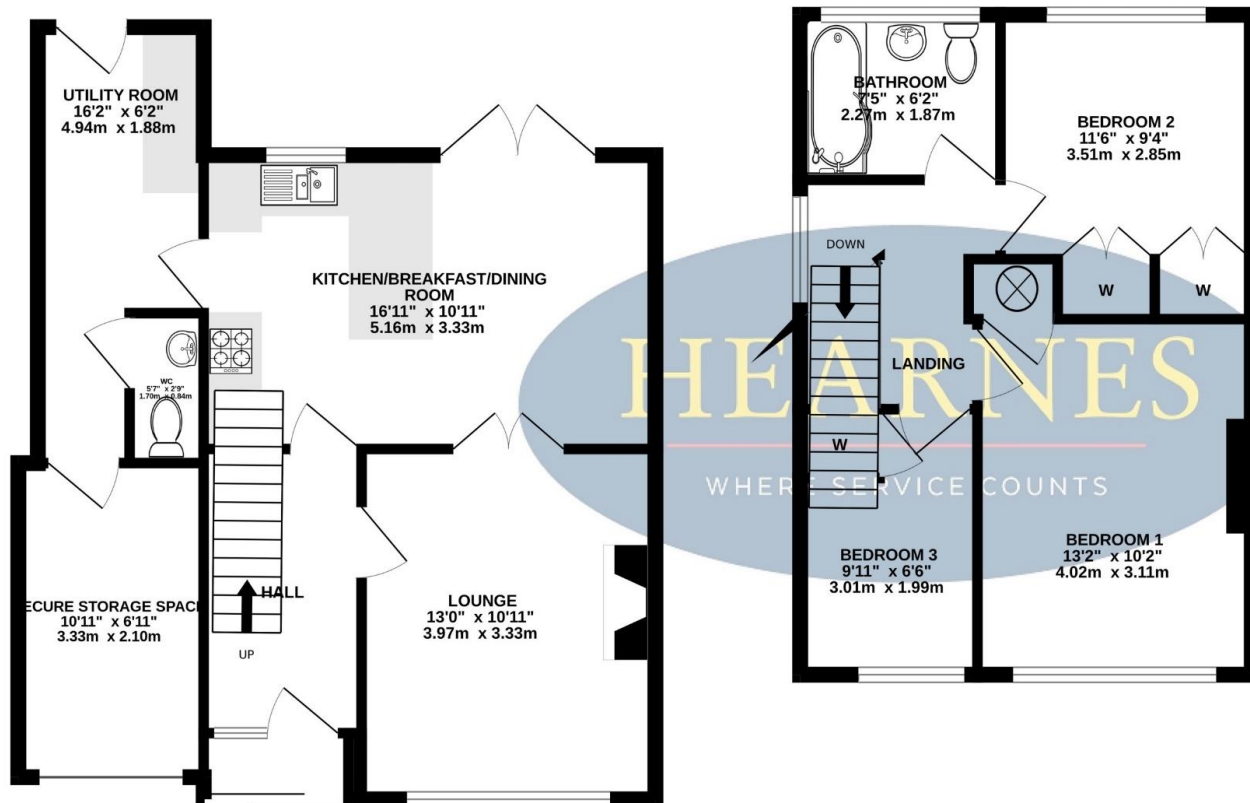
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GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.

2ND FLOOR  
169 sq.ft. (15.7 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

