



Leeson Drive  
Ferndown, BH22 9QQ



# FREEHOLD PRICE

## £500,000

***“A deceptively spacious and extremely versatile family home with a secluded garden backing onto paddocks”***

This generous sized and exceptionally spacious five bedroom, two bathroom, one shower room, detached chalet style family home has a conservatory overlooking secluded west facing rear garden which backs onto paddocks with an 18ft garage and driveway providing off-road parking.

This versatile chalet style family home offers light and spacious accommodation, with the principal rooms overlooking a secluded west facing rear garden. An added benefit is the property backs onto paddocks, therefore offering an excellent degree of seclusion and pleasant outlook.

- **A five bedroom detached chalet style family home with a secluded west facing garden**

### Ground Floor

- **22ft entrance hall** with a door giving access into an inner entrance hall with a staircase to the first floor and door into the integral single garage
- **Generous sized lounge** with living flame log effect gas fire and sliding doors leading out into the conservatory  
**Conservatory** enjoying a glorious view over the secluded rear garden and French doors giving access to the rear garden
- **20ft kitchen/dining room** incorporating ample slimline worktops with a good range of white high gloss base and wall units, with attractive style splashbacks, stainless steel sink unit and drainer, integrated fridge/freezer, oven, microwave, hob, extractor and washing machine, ample space for dining table and chairs, double glazed window offering a pleasant outlook over the rear garden and a double glazed door leading out onto a side path
- **Bedroom one** is a generous sized double bedroom
- **Refitted ensuite shower room** finished in a stylish white suite, incorporating a good-sized shower cubicle, with chrome drop showerhead and separate shower attachment, wash hand basin with vanity storage beneath, WC, fully tiled walls
- **Bedrooms two and three** are both double bedrooms
- **Family bathroom** refitted in a stylish white suite incorporating a shower bath with shower over and separate shower attachment, wash hand basin with vanity storage beneath, WC, partly tiled walls

### First floor

- **Generous sized first floor landing** with access into the eaves for useful storage
- **Generous sized double bedroom** with access into the eaves for useful storage
- **An additional double bedroom** with fitted wardrobes and access into the eaves for useful storage
- **Family bathroom** incorporating a panelled bath with mixer taps and shower attachment, pedestal wash hand basin, WC

### Outside

- **The rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and backs onto paddocks. The garden itself is predominately laid to lawn and is stocked with many attractive plants and shrubs with well stocked borders and flowerbeds. At the far end of the garden there is a beautiful timber shed. Adjoining the rear of the property there is a gravelled seating area and a brick-built barbecue. A side path leads to a side gate. The garden itself is fully enclosed
- **A front driveway** provides generous off-road parking and in turn leads up to a single garage
- **18ft integral single garage** with a metal up and over door, light and power, wall mounted gas fired Worcester boiler, internal door leading through into the property

Further benefits include double glazing and a gas fired heating system.

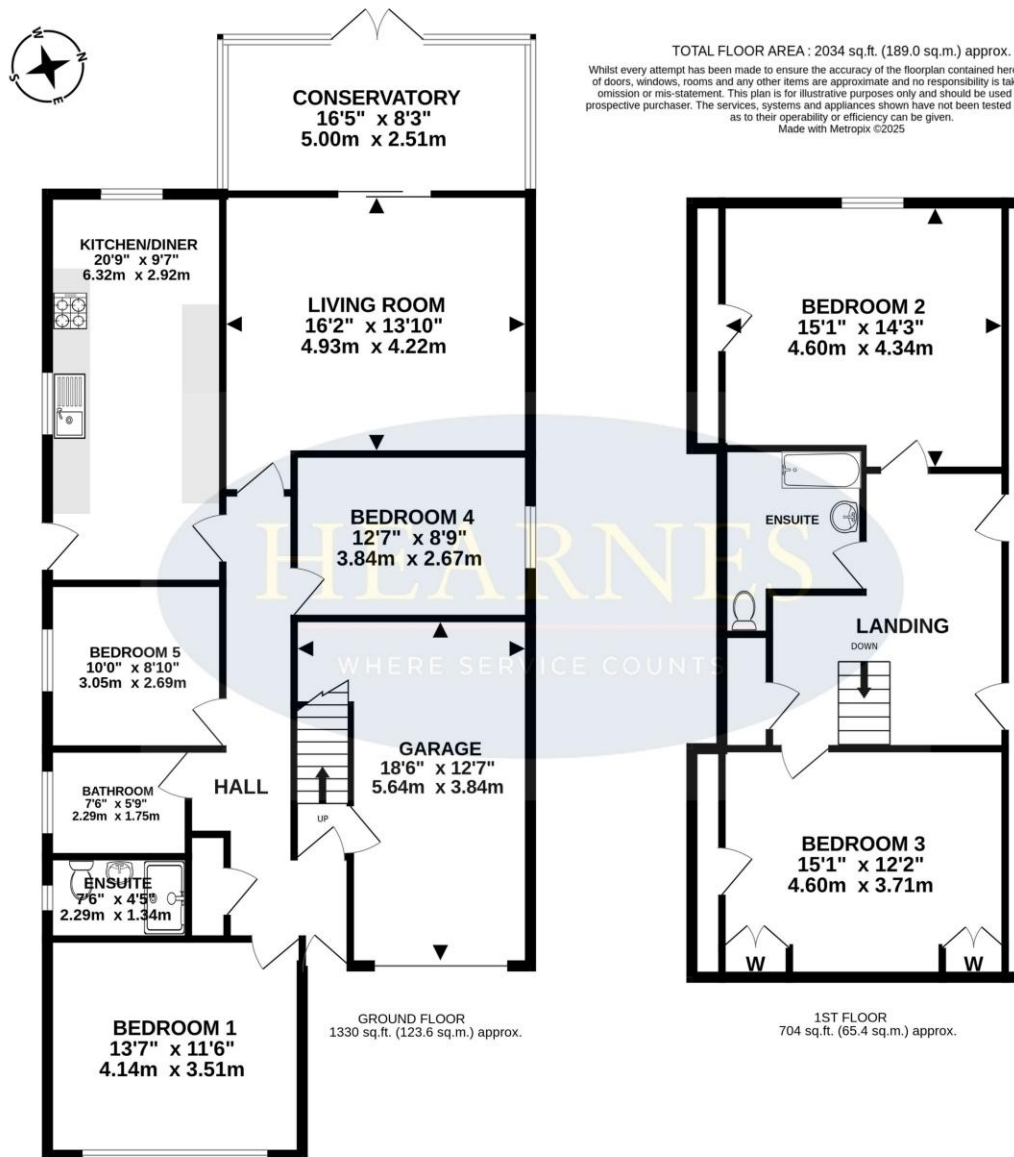
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.

**COUNCIL TAX BAND: E**

**EPC RATING: D**

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





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