



Leeson Drive,  
Ferndown, Dorset, BH22 9RD



# FREEHOLD

## GUIDE PRICE £350,000

***“Tucked away in a pleasant cul-de-sac with a private south facing garden and no chain”***

This immaculately presented and generous sized two double bedroom detached bungalow has a private south facing rear garden, single garage and driveway whilst tucked away in a peaceful cul-de-sac location and offered with no onward chain.

- **Two double bedroom detached bungalow offered with no onward chain**
- **15' Entrance hall** with airing cupboard and double coat cupboard
- **18' Lounge/dining room**
- Light and spacious **kitchen/breakfast room** with a double glazed window overlooking the rear garden and a double glazed door giving access. The kitchen incorporates ample rolltop work surfaces with a good range of base and wall units, recess and plumbing for washing machine, recess for fridge and freezer, recess for cooker, wall mounted gas fired boiler, space for breakfast table and chairs
- **Bedroom one** is a large double bedroom enjoying a pleasant outlook over the rear garden and benefitting from a fitted wardrobe
- **Bedroom two** is also a double bedroom with a double glazed window to the front aspect
- **Shower room** incorporating a walk-in enclosed shower area, pedestal wash hand basin, partly tiled walls
- Separate **cloakroom** with WC
- The **rear garden** measures approximately 40' x 35', faces a southerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a good sized paved area and a side path leading round to a side gate. The remainder of the garden is predominantly laid to lawn which is bordered by well stocked flower beds. Also within the garden there is a useful timber storage shed
- The **front garden** has been landscaped for ease of maintenance
- A front **driveway** provides generous off road parking and in turn leads up to a single garage
- **Further benefits** include double glazing, a gas fired heating system and the property is offered with no onward chain

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

**COUNCIL TAX BAND: D**

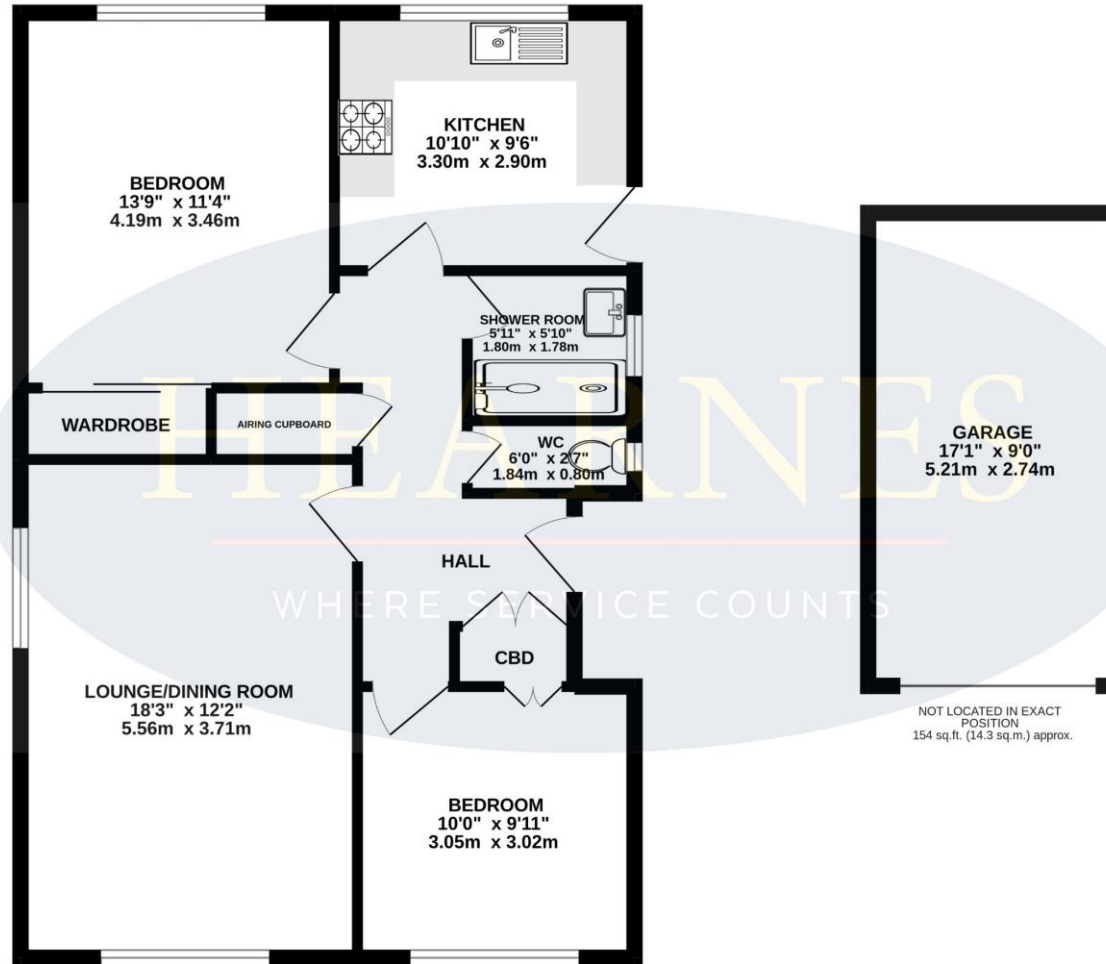
**EPC RATING: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA: 896 sq.ft. (83.3 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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GROUND FLOOR  
742 sq.ft. (69.0 sq.m.) approx.

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

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE





Previous photo, the property is now tenanted



Previous photo, the property is now tenanted



Previous photo, the property is now tenanted



Previous photo, the property is now tenanted