



**Longacre Drive, Ferndown
Dorset, BH22 9EE**

FREEHOLD PRICE

£475,000

“A substantially enlarged bungalow occupying a larger than average secluded corner plot approximately 500 metres from the town centre”

This deceptively spacious and extended three bedroom, one bathroom, one shower room detached bungalow occupies a larger than average secluded corner plot, whilst nestled away at the end of a peaceful and sought after cul-de-sac conveniently located approximately 500 metres from Ferndown's town centre.

The extension has created a stunning 15ft triple aspect lounge which enjoys views over the private rear garden, a 19ft sun room and a 19ft kitchen/dining room which also offers glorious views over the secluded rear garden.

- **A substantially enlarged three bedroom detached bungalow with a large, secluded garden**
- **Entrance porch**
- **Entrance hall**
- **19ft Kitchen/dining room**
- **Kitchen area** with an excellent range of integrated appliances to include Neff oven, Dietrich hob with extractor hood above, Samsung dual oven, Dietrich combination microwave, with a recess for all other appliances and a stainless steel one and half bowl sink unit with drainer
- **Dining area** with ample space for a dining table and chairs and sliding patio doors through to the sun room
- **19ft Sun room** with floor to ceiling skylights, underfloor heating, a picture window offering a pleasant outlook over the rear garden and sliding patio doors giving access
- **16ft Boot room/utility room** which is a very useful space with a sink unit, underfloor heating, a door out to the rear garden and a further door leading through to the front portion of the former garage which remains for useful storage
- **15ft Dual aspect lounge** with French doors leading out to the rear garden
- **Bedroom one** is a double bedroom with a fitted wardrobe
- Spacious **en-suite shower room** finished in a modern white suite
- **Bedroom two** is also a double bedroom with fitted wardrobe
- **Bedroom three** is a single bedroom, currently used as an office
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with shower over, pedestal wash hand basin, wc, fully tiled walls and flooring
- Separate **cloakroom** finished in a white suite
- **Rear garden** which is a superb feature of the property as it has maximum overall measurements of 65ft x 45ft, offers an excellent degree of seclusion and is fully enclosed by mature shrubs and fencing. The garden itself is predominantly laid to lawn with paved patio areas adjoining the rear and side of the property. At the rear of the garden there is a pedestrian access leading out to St Mary's Church, providing quick and easy access to the town centre. Within the garden there is a summer house with light and power, providing an ideal home office or teenagers retreat
- Front driveway providing **off-road parking**, which in turn leads up to a former garage
- Portion of **former garage**, which remains for useful storage
- **Further benefits** include double glazing and a gas-fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Marks & Spencer's Simply Food is located approximately 200 metres away.

COUNCIL TAX BAND: D

EPC RATING: TBC

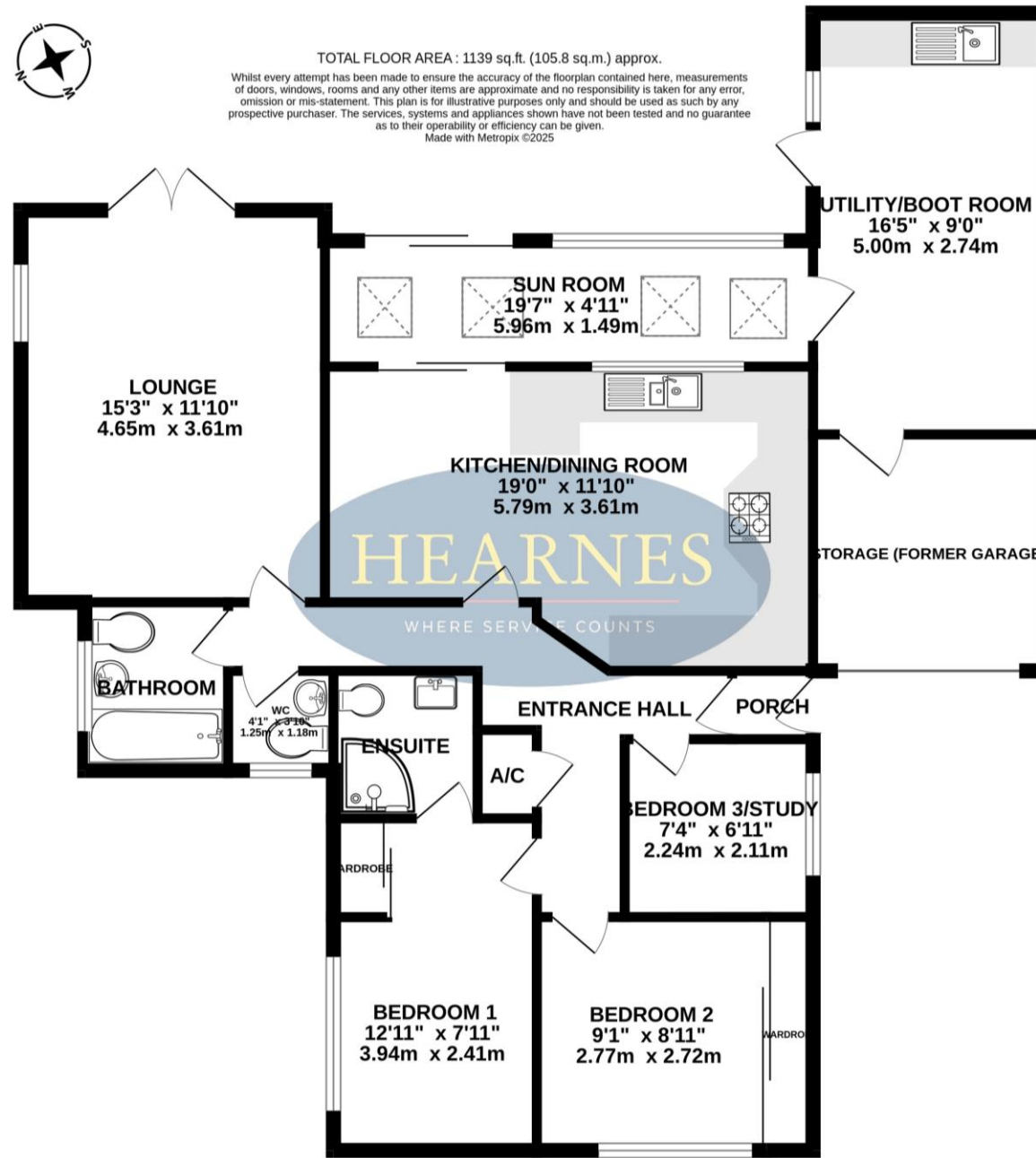


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TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) approx.

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
1139 sq.ft. (105.8 sq.m.) approx.

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