



HEARNES

WHERE SERVICE COUNTS

**Leeson Drive
Ferndown, Dorset BH22 9RD**

FREEHOLD GUIDE PRICE

£425,000

A recently improved and superbly positioned two double bedroom, two shower room detached bungalow has a private, 45ft south facing rear garden, detached single garage and driveway.

The property has recently been redecorated, has had replacement internal doors, new carpets, boiler and hot water cylinder. This immaculately presented bungalow is also tucked away in a pleasant cul-de-sac whilst enjoying a popular residential area. The property also now comes to the market offered with no onward chain.

- **Two double bedroom detached bungalow with a south facing garden and no chain**
- Spacious **entrance hall** with double storage cupboard
- 21ft Triple aspect **lounge/dining room**
- The **dining area** has window overlooking the front garden
- The **lounge area** has sliding patio doors leading out into the rear garden
- **Kitchen** incorporating ample roll top work surfaces with a good range of base and wall units, integrated oven, hob and extractor, recess and plumbing for washing machine, integrated fridge and freezer, window overlooking the rear garden and door giving access
- **Bedroom one** is a good size double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, cupboards over the bed recess and drawer storage
- **En-suite shower room** finished in a white suite incorporating a shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath and a wall mounted gas fired boiler
- **Bedroom two** is also a double bedroom
- **Shower room** finished in a white suite incorporating a corner shower cubicle, pedestal wash hand basin and WC
- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, faces a southerly aspect and measures approximately 45ft x 35ft
- Adjoining the rear of the property there is a good sized paved patio area with a side path leading down to a side gate. There is a good sized area of lawn which is bordered by well stocked flower beds and a further paved patio in the corner of the garden with trellis over. Also within the garden there is a summerhouse and a good sized useful **timber storage shed**
- **Detached single garage** has window and side door, a metal up and over door, light and power
- **A front driveway** provides off road parking
- There is a good size area of **front lawn** bordered by well stocked flower beds
- **Further benefits include**; double glazing, a gas fired central heating system with replacement boiler and the property is also 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: D **EPC RATE: E**

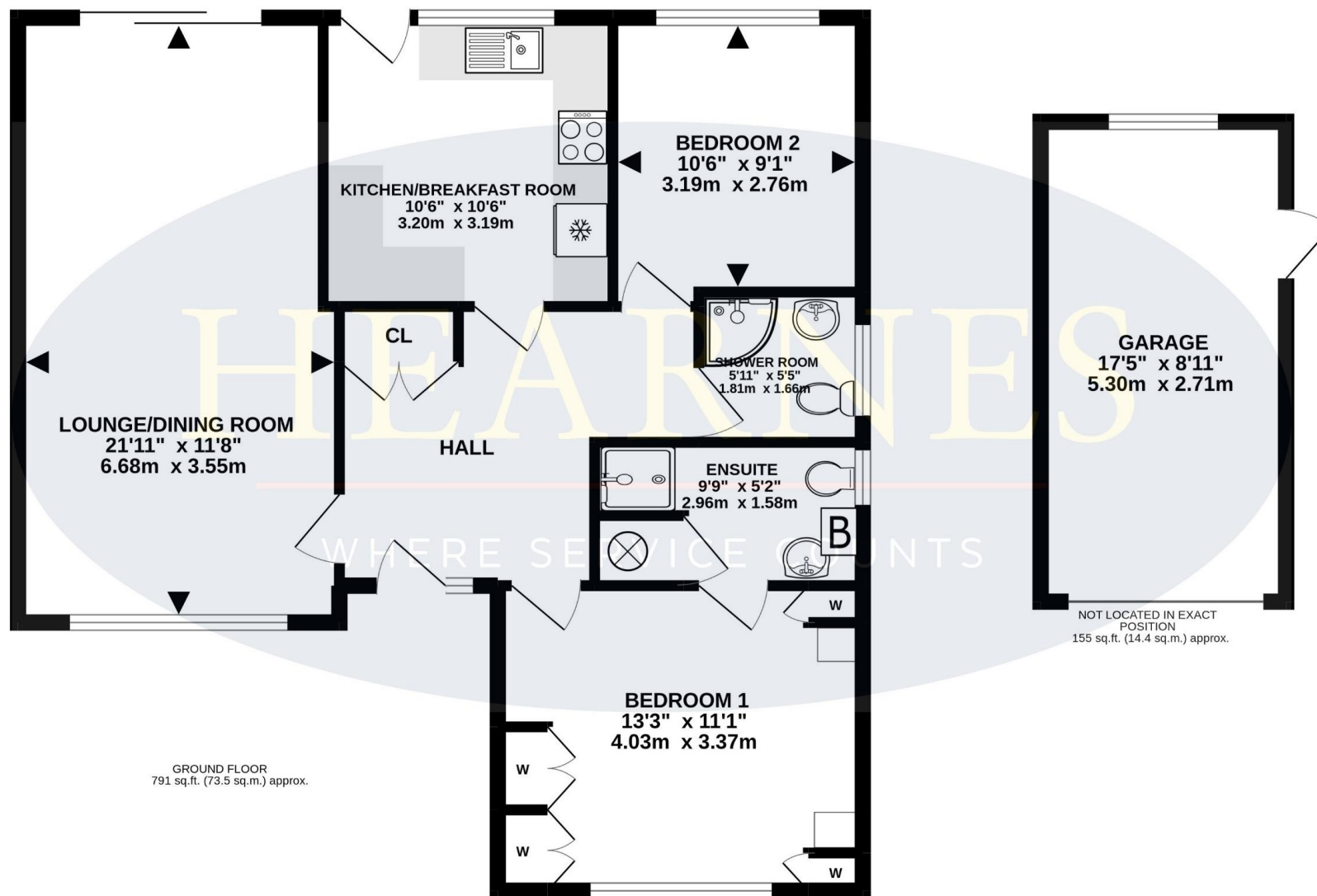
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

“An upgraded and improved bungalow with a private, south facing garden in a cul-de-sac location with no chain”



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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

