



HEARNES

WHERE SERVICE COUNTS

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

FREEHOLD PRICE

£375,000

This deceptively spacious and conveniently located two double bedroom detached bungalow has a good sized and secluded rear garden with single garage and driveway providing generous off road parking.

This well maintained two double bedroom bungalow is tucked away in a cul-de-sac location.

- **Entrance hall** with double coat cupboard
- Generous size **lounge/dining room**
- **Kitchen** incorporating roll top worksurfaces, base and wall units, recess for fridge and freezer, space for cooker, recess and plumbing for washing machine, space for tumble dryer, replacement wall mounted gas fired Worcester boiler, double glazed window overlooking the rear garden and double glazed door leading out onto the side patio
- **Bedroom one** is a generous size double bedroom benefitting from fitted wardrobes
- **Bedroom two** is also a generous size double bedroom
- **Bathroom** finished in a white suite incorporating a panelled bath, pedestal wash hand basin, WC, partly tiled walls
- **The rear garden** measures approximately 40ft x 40ft, offers a good degree of seclusion and is fully enclosed
- Adjoining the side of the property there is a good size **paved patio** and a side gate
- The remainder of the garden is predominantly laid to lawn
- **A front tarmac and block paved driveway** provides generous off road parking
- A block paved **driveway** leads up to a single garage
- **Single garage** has been partly converted and partly insulated and has light and power and a rear personal door with the option of using the garage as a home office
- Adjoining the garage there is a useful **store shed**
- **Further benefits include** double glazing, replacement UPVC fascias and soffits and a gas fired heating system with replacement boiler

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 RATING: C

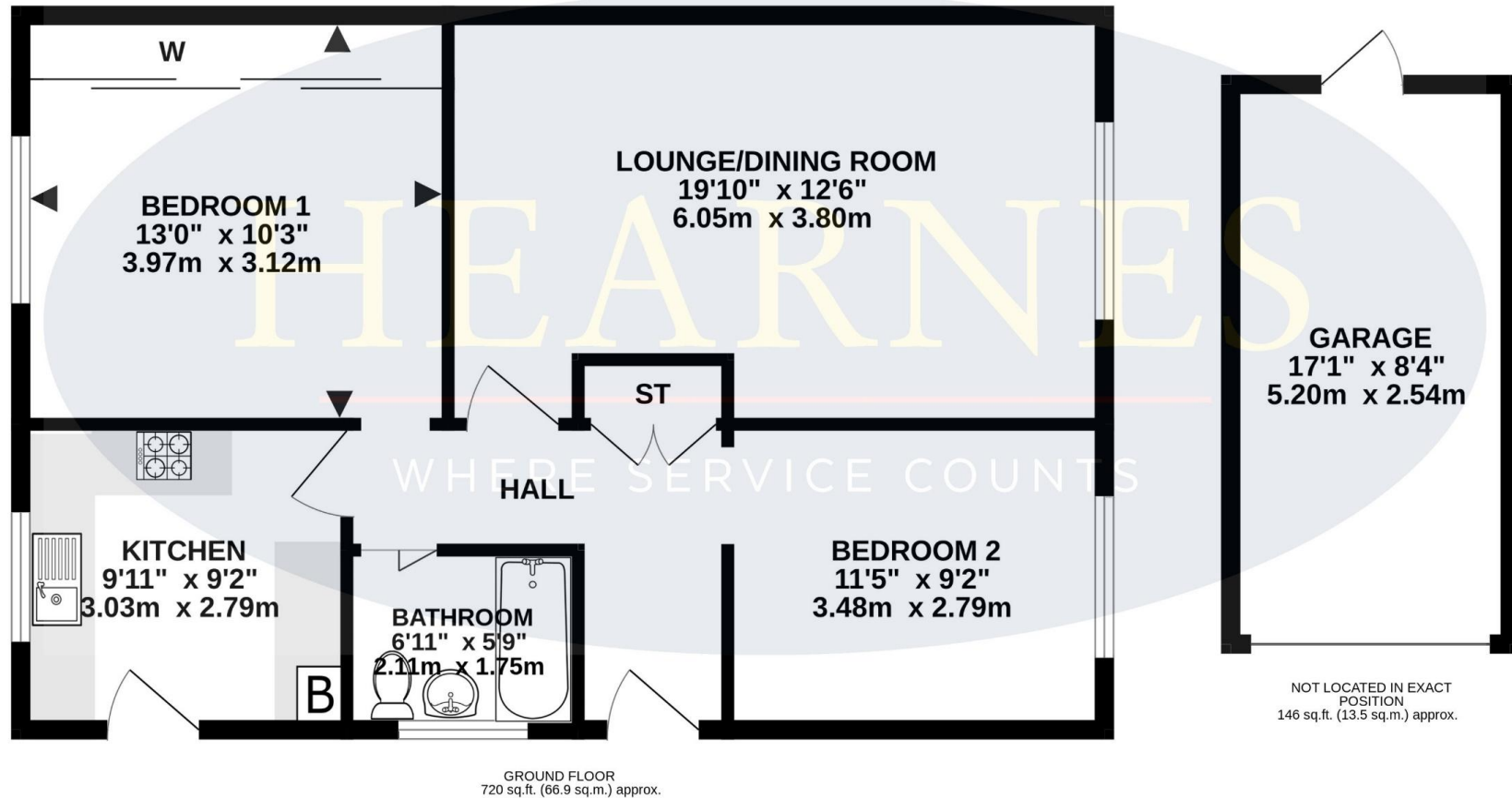
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

“Occupying a good size secluded plot whilst tucked away in a cul-de-sac location”



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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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