



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

FREEHOLD PRICE

£475,000

“Three bedroom, two reception detached chalet home with an 80’ rear garden and no forward chain”

This well proportioned detached chalet style home is situated in an exceptionally sought after cul de sac on a level walk to Ferndown town centre, regular bus routes and a popular Marks & Spencer food hall.

The accommodation requires modernisation with potential to extend (stpp) comprising three double bedrooms and two fitted shower rooms over two floors, a triple aspect living/dining room with feature wood burner, dated but functional reception room/study with staircase leading to the first floor and access to an impressive double glazed conservatory. Other benefits include original parquet wood flooring, gas central heating, double glazing, entrance porch, in and out carriage style driveway providing parking for several vehicles leading to an integral style garage and a wonderful secluded rear garden that offers a blank canvas for landscaping together with a detached garden room.

- Double glazed door leading into the convenient **entrance porch** with further solid wooden front door to the entrance hall
- **Entrance hall** has original parquet flooring continuing throughout most of the ground floor living space, door to storage cupboard
- **Lounge/dining room** is a spacious light and airy triple aspect room with a double glazed window to the front aspect and both sides, impressive centrally positioned wood burning stove with slate mantel backdrop and hearth, serving hatch to the kitchen, parquet flooring
- **Kitchen/breakfast room** comprising a range of original base and wall units with adjoining slate worktops, 1.5 bowl sink unit with mixer taps and double glazed window above overlooking the rear garden, space and plumbing for washing machine, dishwasher and tall standing fridge freezer, space for cooker, tiled flooring, part tiled walls, part glazed door giving access to the side utility room
- **Utility room** has a sink unit, double glazed door and windows
- **Ground floor bedroom** with a double glazed window to the front aspect, comprehensive range of bespoke modern fitted wardrobes with sliding doors and drawers below
- **Ground floor shower room** comprising fitted shower cubicle with chrome wall mounted shower unit and sliding doors, WC, vanity unit into a tiled recess with cupboards to both sides and below, double glazed window to the rear aspect
- **Reception room/study** with double glazed sliding doors leading to the conservatory and stairs to the first floor
- Impressive triple aspect **conservatory** with double glazed windows to the rear and side aspects with full views and access over the rear garden, pitched polycarbonate roof, newly laid Karndean flooring, sliding double glazed doors
- **First floor landing** with fitted cupboards
- **Bedroom two** has a double glazed window to the rear aspect, door to the walk-in loft area. This further eaves storage and access to the Vaillant gas combination boiler
- **Bedroom three** has a double glazed window to the rear aspect
- First floor **shower room** comprising fitted shower cubicle with wall mounted chrome shower unit with sliding doors, vanity unit with wash hand basin and WC, opaque double glazed window to the rear aspect
- **In and out driveway** with parking for several vehicles and gated access to the rear garden from either side of the property
- **Garage** with up and over door, integral power
- The secluded **westerly aspect rear garden** is a particular feature of the property as it measures 80’ x 50’, has an impressive level lawn with mature trees and shrubs, pond with pump and a double glazed **detached outbuilding** which has been split into two sections which can be used for storage and an office if required as it has electricity, wall sockets and a corrugated roof

COUNCIL TAX BAND: E

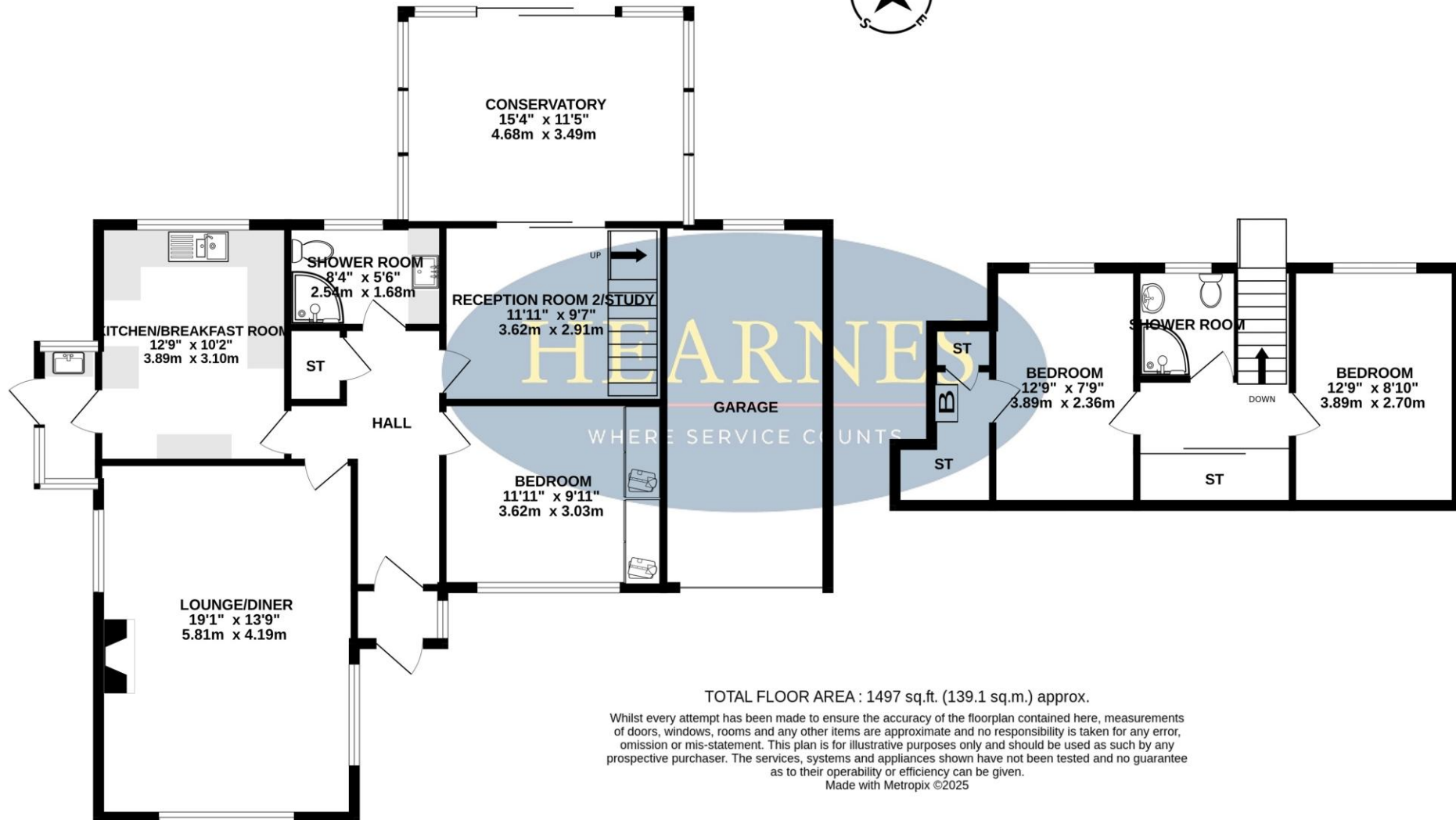
EPC RATING: D

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GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



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