



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

FREEHOLD

GUIDE PRICE £400,000

“A modernised and generous sized three double bedroom semi detached family home”

A recently modernised and generous sized three double bedroom semi-detached family home with a landscaped private rear garden, single garage and driveway.

The current owners have managed to create a light and spacious family home which has been finished to a high standard with some lovely finishing touches, including an air conditioning system.

- **A beautifully finished three double bedroom semi-detached family home**

Ground Floor:

- **Entrance porch**
- 23ft Open plan dual aspect **lounge/dining room**
- **Lounge area** with a double glazed window overlooking the front garden and stairs rising to the first floor
- **Dining area** with bifold doors opening out to the landscaped and secluded rear garden
- **Modern kitchen** incorporating ample slimline worktops with a good range of base and wall units, integrated Neff oven, electric hob and extractor hood above, recess and plumbing for a washing machine and dishwasher, space for a condensing tumble dryer, space for an American style fridge/freezer, tiled floor, double glazed window overlooking the rear garden and a useful downstairs walk-in recess

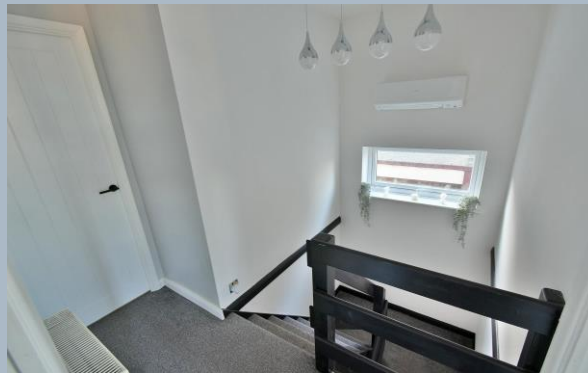
First Floor:

- **Bedroom one** is a generous sized double bedroom with a view to the front aspect
- **Bedroom two** is also a double bedroom with a cupboard housing a pressurised hot water tank and a window overlooking the rear garden
- **Bedroom three** is also a double bedroom with a window to the front aspect
- Luxuriously appointed and spacious **family bathroom/shower room** incorporating a good sized walk-in shower area with chrome raindrop shower head and separate shower attachment, oversized panelled bath, wc, pedestal wash hand basin, fully tiled walls and flooring
- The **rear garden** is a superb feature of the property as it measures approximately 30ft x 30ft, has been recently landscaped and offers an excellent degree of seclusion. Adjoining the rear of the property there is a seating area with steps leading up to an area of artificial lawn. Further steps lead up to the far end of the garden where there is a further area of patio and a large decked seating area providing an ideal spot to relax and enjoy the evening sun. Located on one side of the property there is a wide side access with double wooden gates
- A front driveway provides **off-road parking** for two vehicles
- **Single garage** with a metal up and over door, wall mounted gas-fired boiler, light, power and a side personal door
- **Further benefits** include double glazing, replacement UPVC fascias and soffits, a gas-fired heating system and an air conditioning system

Ferndown's town centre is located approximately 2 miles away and offers an excellent range of shopping, leisure and recreational facilities

COUNCIL TAX BAND: C

EPC RATING: D

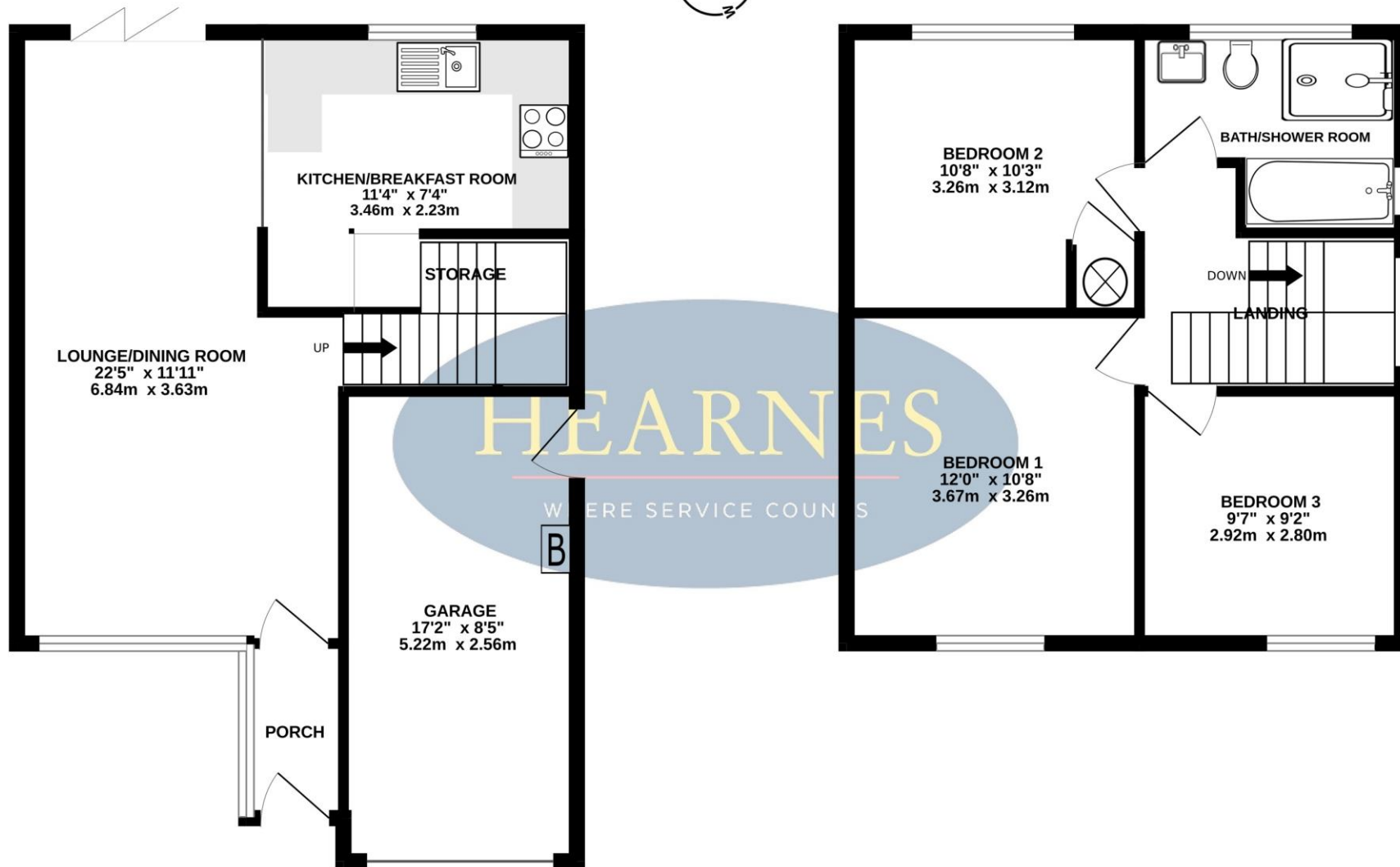


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GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



FIRST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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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