

Longacre Drive

Ferndown, Dorset BH22 9EE



HEARNES

WHERE SERVICE COUNTS



“Beautifully presented, versatile three bedroom, three reception room detached home with annexe potential and south aspect landscaped gardens at the head of a cul-de-sac”

FREEHOLD GUIDE PRICE £525,000

This extremely well appointed detached home provides a welcoming Eastern influence throughout the décor that extends into the sought facing garden, nestled at the head of a very popular and convenient cul-de-sac on a private, well proportioned plot with a section of the property already arranged as a self-contained annexe.

The stylish accommodation comprises three double bedrooms overall served by two modern shower rooms, a 20ft triple aspect lounge with original parquet flooring, comprehensive fitted kitchen, separate dining room, day room, conservatory to the raised decking and an additional entrance with reception hall and stairs to the first floor which had previously provided a self contained annexe with plumbing for a kitchenette.

Other benefits include modern gas central heating, double glazing, driveway parking for numerous vehicles to a detached double garage with automated door together with a front courtyard and stunning landscaped rear garden with several sections to relax and entertain.

Ground floor:

- Feature arch and gated access to a private section of pavia **driveway** leading to a front courtyard with access to the property via a front door and access to, what could be, and has in the past been self contained accommodation via sliding patio doors, there is also a convenient door to the garage and gated side access to the garden.
- **Entrance hall** double door and single door cupboards
- Beautifully presented **triple aspect lounge** with double glazed windows to front and side and both sides of a recess fireplace with stunning original parquet flooring throughout
- **Stylish modern kitchen** fitted in a comprehensive range of base units with adjoining worktops, inset ceramic hob and integrated oven with extractor above, space and plumbing for washing machine, sink unit with double glazed window above, space for tall standing fridge/freezer and door to larder cupboard. Wood laminate flooring. Open arch to the dining room
- **Dining room** has a continuation of the wood laminate flooring with stylish décor, double glazed French doors to the rear garden and an open aspect divided by a feature book case to the conservatory
- **Conservatory** is a very well appointed dual aspect room with double glazed sliding doors providing open access onto a raised wooden decking facing south
- **Reception room/bedroom three** open plan to an additional reception area with two double glazed windows. These windows were formally part of the self contained annexe and have access to the second hallway and shower room
- **Shower room** with shower cubicle, WC and wash hand basin, double glazed window
- **Bedroom two** with double glazed window to the front and range of fitted bespoke wardrobes
- **Second hallway** is an attractive reception area with stairs to the first floor bedroom and double glazed sliding patio doors to the courtyard
- **Family shower room** fitted in a modern suite with shower cubicle, WC and wash hand basin

First floor:

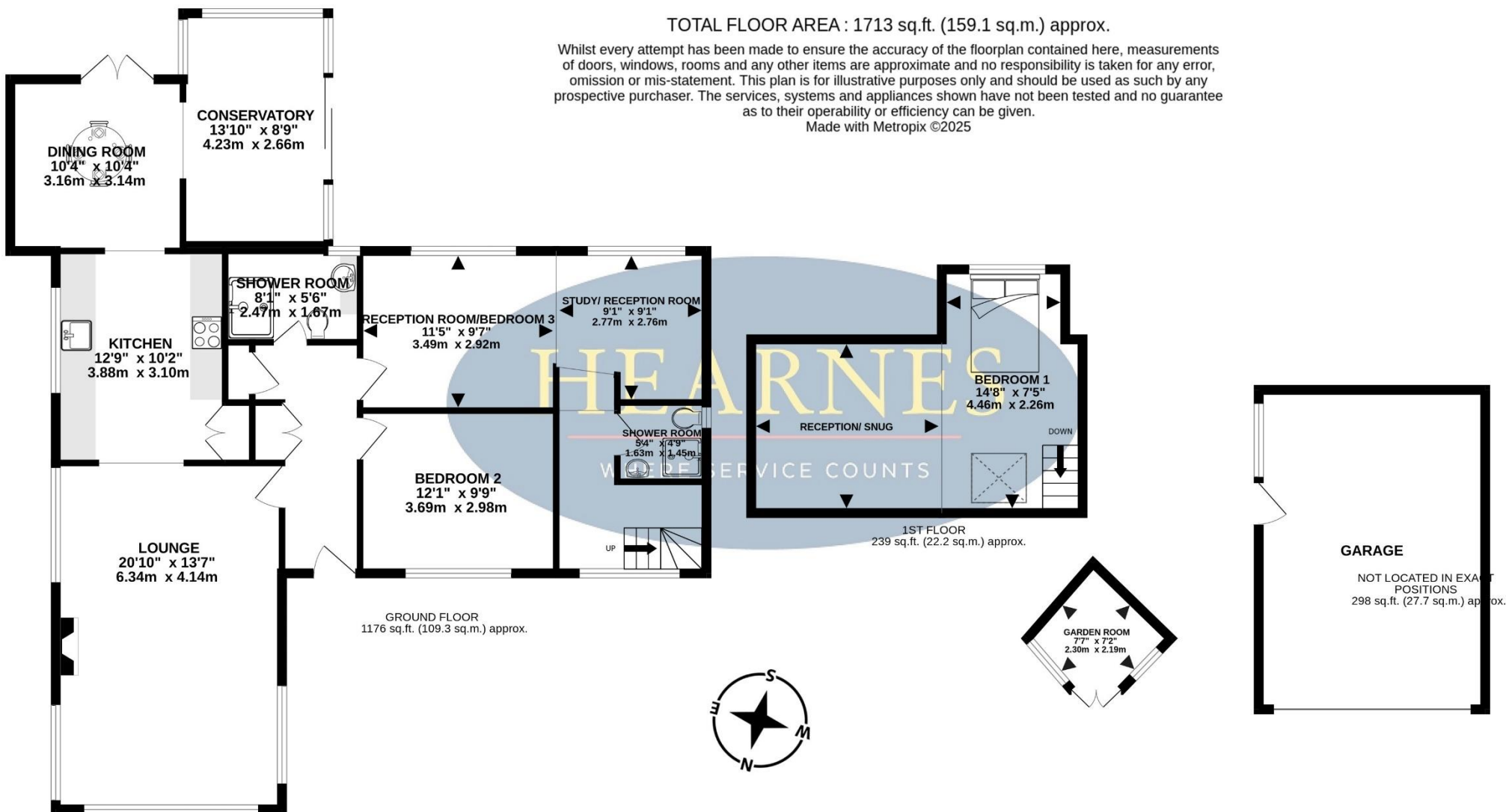
- Staircase leads to a **main bedroom suite** with double glazed box bay ideal for a double bed and a remaining roof space with versatile use as a lounge area/snug

COUNCIL TAX BAND: E

EPC RATING: D







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





Outside

- **The front garden** measures approximately 55ft x 50ft. The well proportioned paviour **front driveway** provides parking for several vehicles to include that of a motor home and leads to a detached double garage with an area to one side which has been landscaped with a collection of flower and shrub borders, this section could provide additional parking
- **Double garage** with up and over double door, power and light, a personal door to the courtyard garden and three double glazed windows
- **The rear garden** measures approximately 50ft x 50ft is an exceptional feature of the property and maintains the Asian fused theme of the property with landscaped shrub and flower borders. There are sections of brick paved patio's, specimen planting, a raised decking area with feature palms and a southerly outlook across the garden, two further timber sheds and outhouses and shaded sections of garden. There is also a **garden room/home office** with power looking back towards the property. Overall the garden provides an oasis of calm and a secluded, private southerly aspect due to the property's position at the head of this popular cul-de-sac

The property is located approximately half a mile away from Ferndown Town Centre. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also offer a Championship Golf Course on Golf Links Road which is located approximately one mile away. The popular M&S Food Hall is located 0.2 mile away.



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