



Leeson Drive,
Ferndown, BH22 9QQ

FREEHOLD PRICE

£400,000

“An immaculately presented bungalow with a secluded west facing garden and no chain”

This modernised and well presented two double bedroom detached bungalow has a secluded west facing rear garden, single garage and driveway whilst situated in a popular residential location.

The light and spacious accommodation includes a 22' lounge/dining room along with a modern kitchen, shower room and two double bedrooms which overlook the rear garden. The property now comes to the market offered with no onward chain.

- **A two double bedroom detached bungalow with a secluded garden and no chain**
- Spacious **entrance hall** with a cupboard housing a wall mounted gas fired boiler and storage cupboard with an alarm panel
- 22' **Lounge/dining room** with wall mounted electric fire and double glazed windows overlooking the front garden
- Modern **kitchen** incorporating rolltop work surfaces, good range of base and wall units to include useful corner storage units, integrated Bosch oven, gas hob with extractor hood above, integrated Bosch dishwasher, recess and plumbing for washing machine, tiled floor and a double glazed door leading out onto a side path
- **Shower room** finished in a stylish white suite incorporating a good sized walk-in shower area with a chrome raindrop shower head and separate shower attachment, WC, pedestal wash hand basin, fully tiled walls and flooring
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes and enjoying a view over the rear garden
- **Bedroom two** is also a double bedroom which also enjoys a view over the private rear garden
- The **rear garden** measures approximately 40' x 30', faces a westerly aspect and offers an excellent degree of seclusion. Adjoining the rear of the property there is a paved patio with fixed pergola with removable canvas top. A path leads down to a side door into the garage and side gate with a further path leading down to a timber storage shed and a rear pedestrian access which leads out onto the adjoining protected woodland. The remainder of the garden is predominantly laid to lawn and is bordered by well stocked flower beds. The garden itself is fully enclosed. A side driveway provides generous off road parking and in turn leads up to a single garage
- Single **garage** has a remote control roll up and over door, light and power and side personal door
- **Further benefits** include double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away.

COUNCIL TAX BAND: D

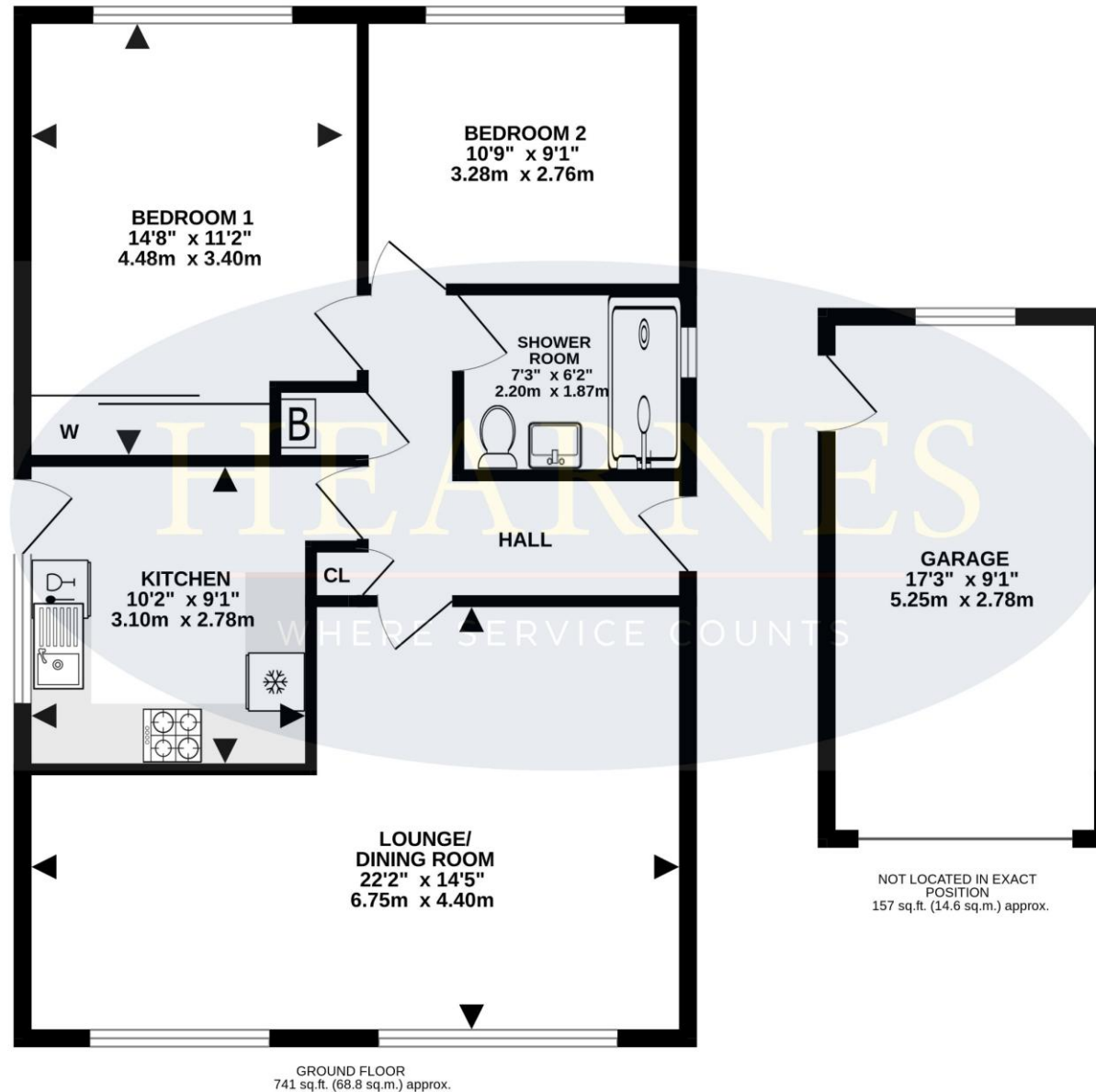
EPC RATING: D



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TOTAL FLOOR AREA : 898 sq.ft. (83.4 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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