

Longacre Drive

Ferndown, Dorset BH22 9EE



HEARNES

WHERE SERVICE COUNTS



“Immaculately presented and versatile family home with a secluded west facing garden in a sought after and convenient cul-de-sac location”

FREEHOLD GUIDE PRICE £525,000

This superbly positioned and recently improved four double bedroom, one bathroom, one shower room detached family home has a secluded west facing rear garden and driveway providing generous off road parking.

This light, spacious and versatile family home has undergone a number of improvements, there is also further scope for the property to be enlarged and enhanced subject to the necessary planning consents. The location is a particular feature as it is situated in a sought after cul-de-sac and is conveniently located approximately 250 metres from Marks & Spencer’s Simply Food Hall, 800 metres from Ferdown’s town centre and also located conveniently for local schools.

- **A versatile four double bedroom detached family home with a secluded west facing rear garden**

Ground floor:

- **Spacious entrance hall** with alarm panel
- **19ft Dual aspect lounge/dining room**
- **12ft Dual aspect kitchen** incorporating roll top work surfaces, base and wall units, recess for range cooker, integrated dishwasher, space for American style fridge/freezer, attractive tiled splashbacks, double glazed windows overlooking the rear garden and double glazed door leading out onto the side path
- **Bedroom one** is a generous size 16ft bedroom with fitted floor to ceiling wardrobe with sliding doors and double glazed French doors leading out into the rear garden
- **Family bathroom** recently refitted in a stylish white suite incorporating a panelled bath with shower over, chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC, tiled floor
- **Study/playroom** with double glazed window to the front aspect, understairs cupboard, and stairs rising to the first floor
- **Bedroom two** is also a good size double bedroom, double glazed window to the front aspect
- **Utility room** with recess and plumbing for washer and dryer, sink unit, double glazed window overlooking the rear garden and a double glazed door giving access

First floor:

- **Shower room** recently refitted in a stylish white suite incorporating a good size corner shower cubicle, chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Two double bedrooms**

COUNCIL TAX BAND: D

EPC RATING: D

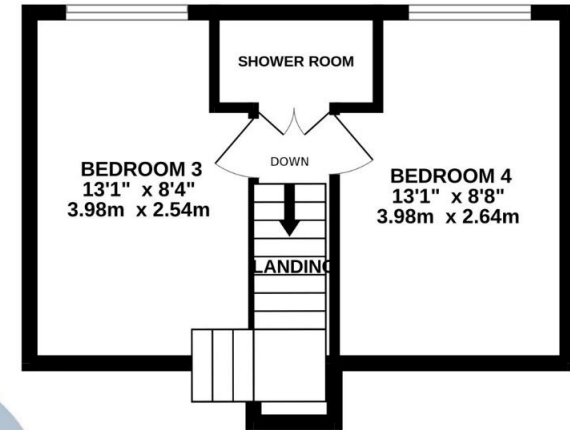
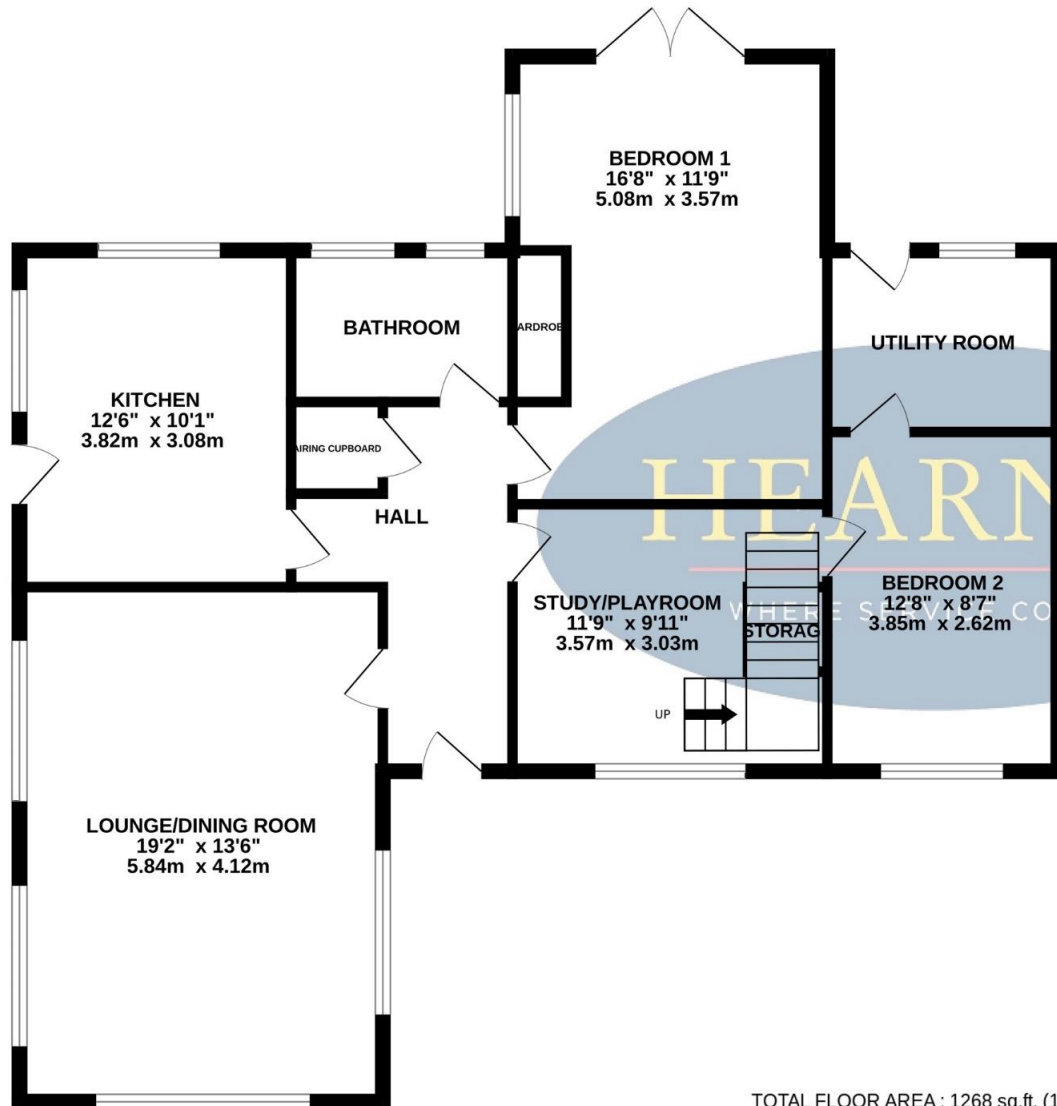




GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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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Outside

- **The rear garden** is a particular feature of the property as it measures approximately 50ft x 40ft, faces a westerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **large, paved patio** with a side path leading down to a side gate. Also located down the side of the property there is an outside hot and cold water tap which has been designed as a dog wash area
- The remainder of the garden is predominantly laid to lawn which is well kept. In the far corner of the garden there is a **summerhouse with adjoining shed**. The garden itself is fully enclosed
- **A front driveway** provides generous off road parking
- **Further benefits include** double glazing, replacement UPVC fascias and soffits, a gas fired heating system with a Worcester boiler installed in 2022, electric vehicle car charging point and security alarm. The property potentially could also be offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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