

Longacre Drive

Ferndown, Dorset BH22 9EE



HEARNES

WHERE SERVICE COUNTS



“A beautifully finished approximately 2,000 sq ft versatile family home with a 70 ft west facing secluded garden approximately 600 metres from the town centre”

FREEHOLD GUIDE PRICE £700,000

This modernised and substantially enlarged four/five bedroom, one bathroom, one shower room detached family home has a stunning 32ft open plan kitchen/breakfast/lounge/dining room which overlooks a 70 ft secluded west facing rear garden with a single garage and driveway providing generous off road parking.

The current owner has managed to create an extremely light, spacious and stylish approximately 2,000 sq ft versatile family home which occupies a large, secluded plot, whilst tucked away in a sought after and convenient cul-de-sac location approximately 600 metres from Ferndown's town centre.

- **Approximately 2,000 sq ft four/five bedroom detached family home with a 70ft secluded west facing garden**

Ground floor:

- **Impressive and spacious entrance hall** with useful understairs cupboard and stair rising to the first floor landing
- **32ft Stunning open plan kitchen/breakfast/lounge/dining room** is a fantastic family and entertaining space with two sets of bi-fold doors opening to offer uninterrupted views over the secluded west facing rear garden
- **The kitchen/breakfast area** incorporates ample slimline worktops with matching upstands, good range of base and wall units, excellent range of integrated appliances to include electric hob with extractor canopy above, twin Neff ovens, fridge and freezer, dishwasher with a central island unit forming a four seater breakfast bar with storage beneath
- **The lounge/dining area** has ample space for large L-shaped sofa with dining table and chairs and a feature fireplace
- **Generous size utility room** with ample worktops, sink unit, recess and plumbing for washing machine, base and wall units, wall mounted gas fired Vaillant boiler
- **Bedroom three** is a large double bedroom which is currently being used as a family room
- **Bedroom four** could also be used as a bedroom, but is currently used as an occasional bedroom/reception room
- **Bedroom five** is a double bedroom
- **Ground floor family bathroom** finished in a stylish white suite incorporating a panelled bath with mixer taps and shower attachment with additional shower over and glass shower screen, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

First floor:

- **Landing**
- **Bedroom one** is an impressive 17ft 5in x 15ft double bedroom
- **Walk-in wardrobe**
- **En-suite shower room** finished in a stylish white suite incorporating a good sized shower cubicle, chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, tiled floor and partly tiled walls
- **Bedroom two** is also an impressive 15ft x 13ft double bedroom with access into the eaves for useful storage

COUNCIL TAX BAND: D

EPC RATING: D

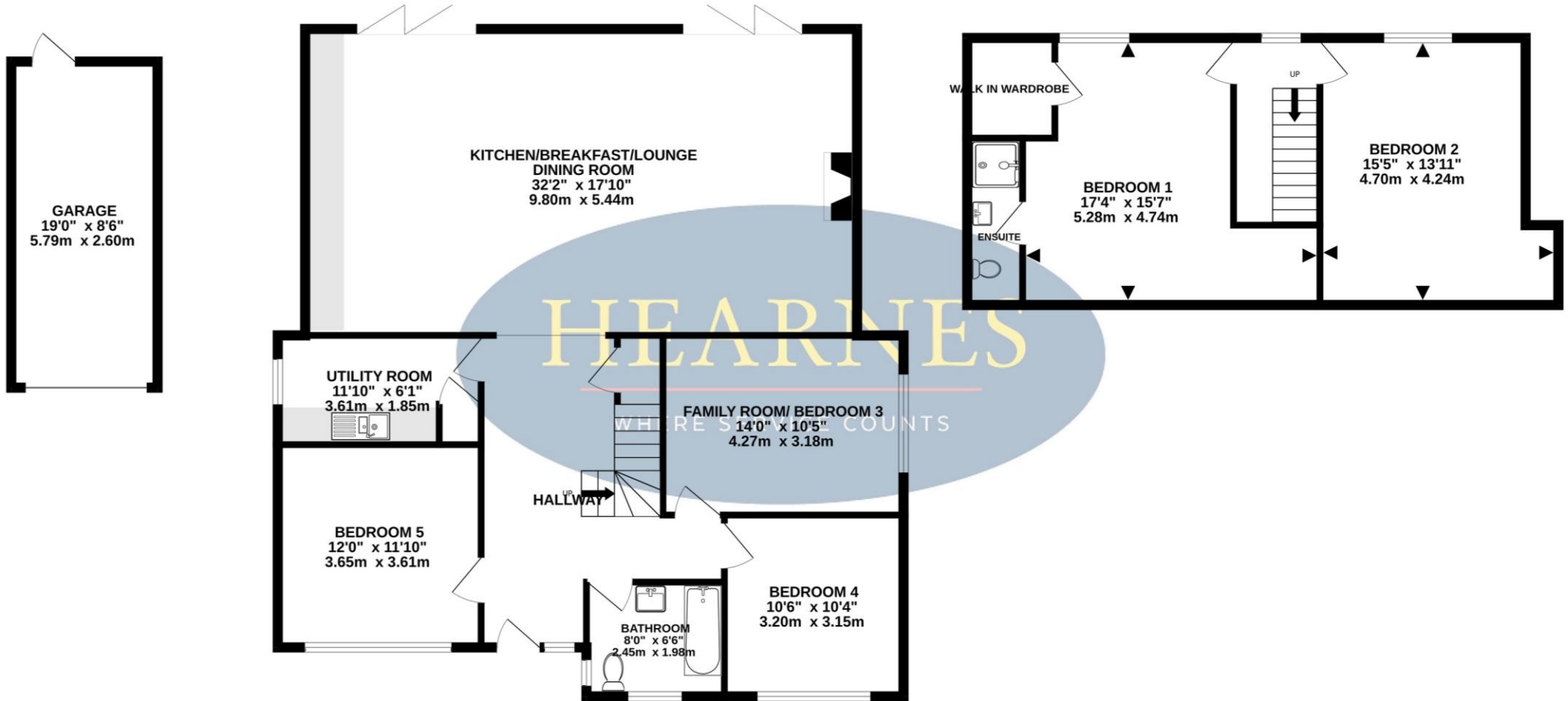




NOT LOCATED IN EXACT
POSITION
162 sq.ft. (15.1 sq.m.) approx.

GROUND FLOOR
1282 sq.ft. (119.1 sq.m.) approx.

1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1959 sq.ft. (182.0 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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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 rear garden** measures approximately 70ft x 60ft, faces a westerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **timber decked seating area** with raised flower bed. The remainder of the garden is predominantly laid to lawn. A path leads down to a patio area and a vegetable garden
- **A side path** leads down to a side gate and a detached single garage
- **A front driveway** provides generous off road parking
- **Detached single garage** has light and power, up and over door and rear personal door
- **Further benefits include** double glazing and a gas central heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Marks & Spencer food hall is located approximately 150 metres away.



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