

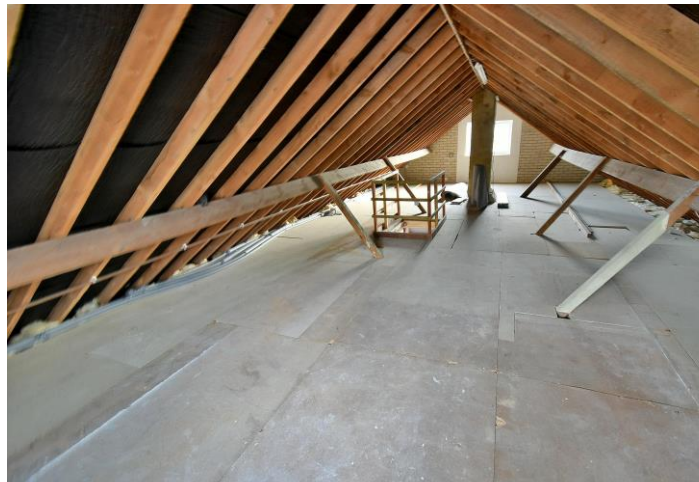
Longacre Drive

Ferndown, Dorset, BH22 9EE



HEARNES

WHERE SERVICE COUNTS



“An extended and modernised bungalow, occupying a good sized secluded corner plot, close to the town centre”

FREEHOLD PRICE £537,950

This recently extended and refurbished three double bedroom, one bathroom, one shower room detached bungalow has a double glazed conservatory overlooking private gardens, with an in and out driveway and a garage.

The property has scope to be enlarged further as it has a 37ft boarded loft space which could be converted into additional accommodation (subject to the necessary planning consents). The property comes to the market offered with no onward chain.

This extended and beautifully finished three double bedroom detached bungalow is situated approximately 700 metres from the town centre.

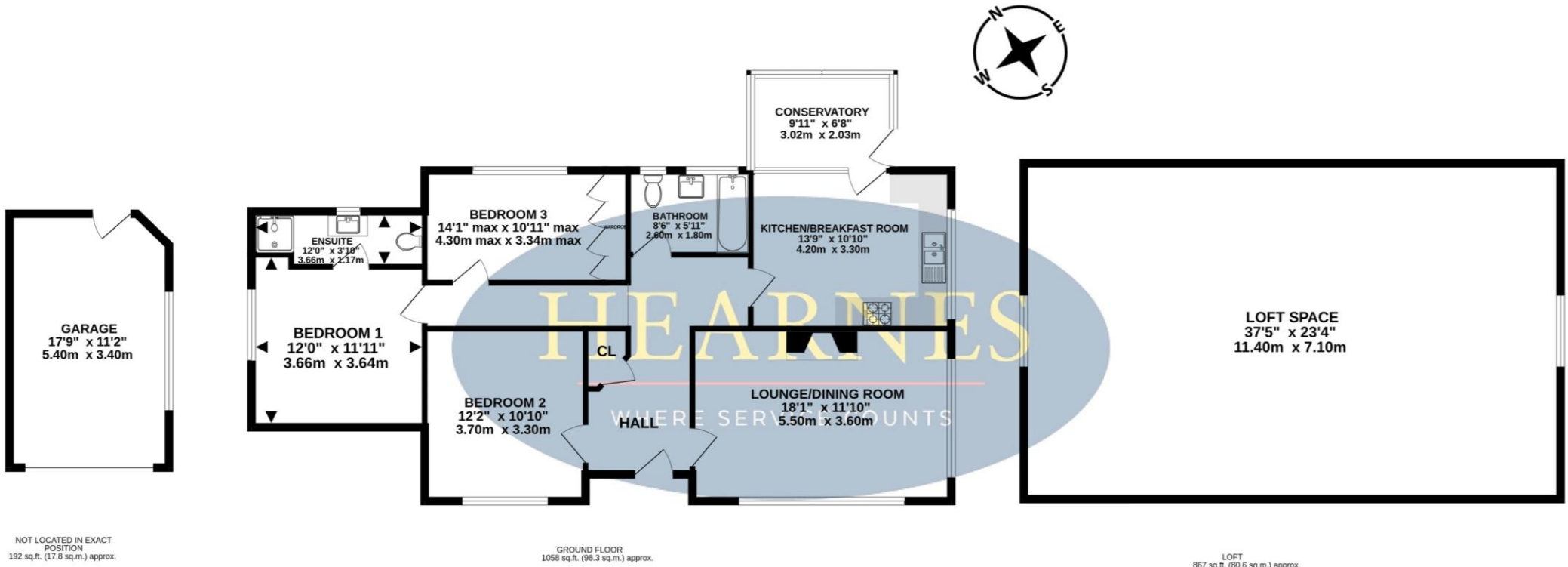
- **Detached three double bedroom bungalow approximately 700 metres from the town centre with no chain**
- 13ft **Entrance hall**, with coat cupboard, cupboard over and a pull down ladder giving easy access to a 37ft boarded loft space with two windows
- 13ft **Refitted kitchen/breakfast room**, beautifully finished to incorporate granite and wood block work surfaces with inset sink unit and drainer, an excellent range of integrated Bosch appliances to include four ring gas hob with extractor canopy above, double oven, integrated microwave, fridge/freezer, dishwasher and washing machine, with ample space for a dining table and chairs, tiled floor and a door leading out to the conservatory
- Double glazed **conservatory** with a tiled floor that gives access out to the rear and side gardens
- 18ft Dual aspect light and spacious **lounge/dining room** with an exposed stone open fireplace creating an attractive focal point
- **Bedroom one** is a generous sized double bedroom
- **En-suite shower room** finished in a stylish white suite incorporating a good sized shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath and tiled floor
- **Bedroom two** is also a generous sized double bedroom
- **Bedroom three** is a generous double bedroom with fitted wardrobes
- Refitted **family bathroom** finished in a stylish white suite incorporating a panelled bath with shower over, WC with concealed cistern, wash hand basin with vanity storage beneath, partly tiled walls and a tiled floor
- **Further benefits** include double glazing, UPVC fascias and soffits, a re-wire of all circuits, a replacement gas-fired heating system and radiators, plumbing and a replacement combi boiler. The property also comes to the market offered with **immediate vacant possession**.

COUNCIL TAX BAND: D

EPC RATING: D







TOTAL FLOOR AREA : 2118 sq.ft. (196.8 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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AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- Directly behind the property there is a paved and private area of **courtyard garden**
- On one side of the property there is an easterly facing **private garden** with a patio, lawned area and a paved path leading down to a side gate. On the opposite side of the property there is a **westerly facing secluded garden** predominantly laid to lawn with a side gate.
- All areas of garden offer an excellent degree of seclusion
- Front in and out driveway providing generous **off-road parking**, along with a **further driveway providing off-road parking**, which in turn leads up to a garage
- Detached **garage** with a remote control up and over door, light, power and a rear personal door

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Marks & Spencer's Food Hall is located approximately 145 metres away. Bournemouth town centre is located approximately 8 miles away.



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