



Leeson Drive
Ferndown, Dorset, BH22 9RG

FREEHOLD GUIDE PRICE

£365,000

“A generous sized and improved three double bedroom family home with no chain”

This well proportioned and improved three double bedroom semi-detached family home has a secluded rear garden, single garage and driveway.

This light and spacious family home has had a number of improvements and now comes to the market offered with no onward chain.

- **Beautifully finished three double bedroom semi-detached family home with no chain**

Ground floor:

- **Entrance porch**
- **22ft Dual aspect lounge/dining room**
- **The lounge area** has an exposed brick feature fireplace and double glazed window to the front aspect
- **The dining area** has space for dining table and chairs, double glazed French doors leading out into the rear garden
- Refitted modern **kitchen** incorporating roll top worksurfaces, base and wall units, recess for cooker, recess and plumbing for washing machine, attractive tiled splashbacks, space for fridge/freezer, good sized understairs cupboard, double glazed window overlooking the rear garden and double glazed door giving access.

First floor:

- **Landing**
- **Bedroom one** is a generous size double bedroom with double glazed window to the front aspect
- **Bedroom two** is also a double bedroom with airing cupboard and double glazed window to the rear aspect
- **Bedroom three** is also a double bedroom with double glazed window to the front aspect
- Spacious and refitted **family shower room** incorporating a good size walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls

Outside:

- **The rear garden** measures approximately 30ft in length, is fully enclosed and landscaped for ease of maintenance
- Adjoining the rear of the property there is a **paved patio** with a path leading round to a side gate. Steps lead up onto the first section of garden which has been gravelled. Further steps lead up to the far section of garden which is also laid to gravel. Within the garden there are mature plants and shrubs
- There is an **area of front lawn**
- **A front driveway** provides off road parking and in turn leads up to a single garage
- **Single garage** has metal up and over door and a 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's town centre is located approximately 2 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: C

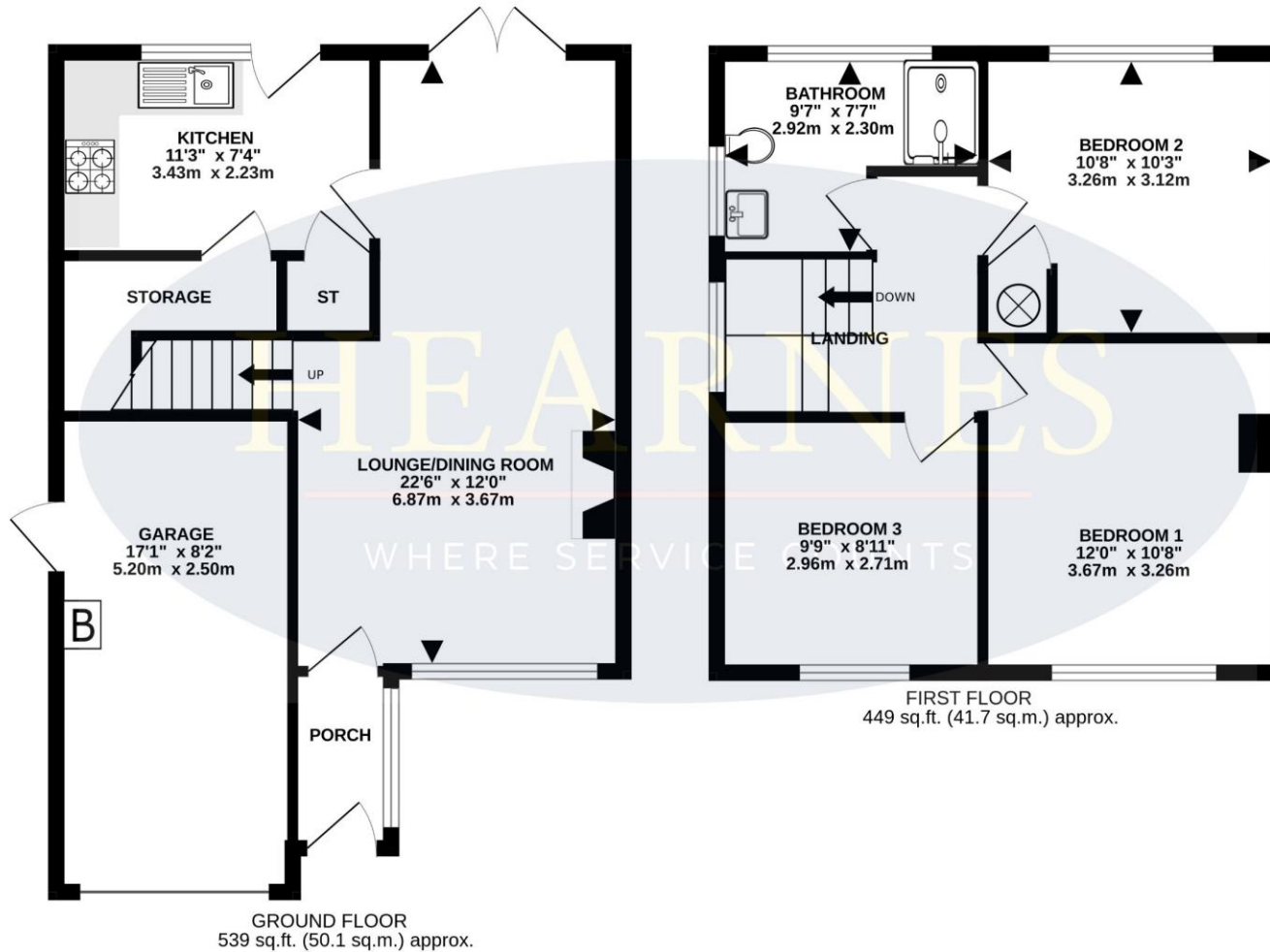
EPC RATING: C

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



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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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