



**HEARNES**

WHERE SERVICE COUNTS

Leeson Drive  
Ferndown, BH22 9QL

# FREEHOLD PRICE

## £400,000

This modern detached bungalow is situated in a small cul de sac amongst similar properties approximately 1.5 miles from Ferndown town centre.

The accommodation comprises two double bedrooms served by a bathroom and separate WC, fitted kitchen/breakfast room and delightful lounge/dining room with double glazed patio doors giving access to and overlooking the southerly aspect rear garden. Other benefits include a recently fitted gas boiler and radiator heating, double glazing, covered storm porch, driveway parking for 2/3 vehicles leading to the single garage.

- Convenient covered **storm porch** with outside lighting and timber part glazed front door with leaded picture window to the entrance hall
- **Entrance hall** with door to airing cupboard with slatted shelving and separate immersion tank, hatch to loft, double doors to cloaks cupboard
- Well proportioned and dual aspect **lounge/dining room** with a double glazed window to the side and double glazed sliding patio doors giving access to and overlooking the rear garden
- **Kitchen/breakfast room** comprising range of base and wall mounted units with adjoining worktops, 1.5 bowl sink unit with mixer taps and double glazed window above overlooking the rear garden, gas point and space for cooker, space, power and plumbing for washing machine, fridge and freezer, cupboard housing Baxi wall mounted condensing gas boiler (approximately 18 months old), tiled flooring and part glazed door to the side pathway with convenient access directly to personal door to the garage
- **Bedroom one** has a double glazed window to the front aspect, built in wardrobes with sliding doors, hanging space and shelving
- **Bedroom two** has a double glazed window to the front aspect, built in cupboard with sliding doors, hanging space and shelving
- **Bathroom** comprising panelled bath with Triton wall mounted overhead shower, wash hand basin and opaque double glazed window
- **Separate cloakroom** with WC, part tiled walls and opaque double glazed window to the side
- The **rear garden** is low maintenance, faces a southerly aspect with level lawn, paved patio and side path. The garden is enclosed by timber fencing with majority of concrete posts
- **Driveway** providing off road parking for 2/3 vehicles leading to the integral garage
- **Garage** with up and over door, power and lighting, side door and rear window

**COUNCIL TAX BAND: E**

**EPC RATING: E**

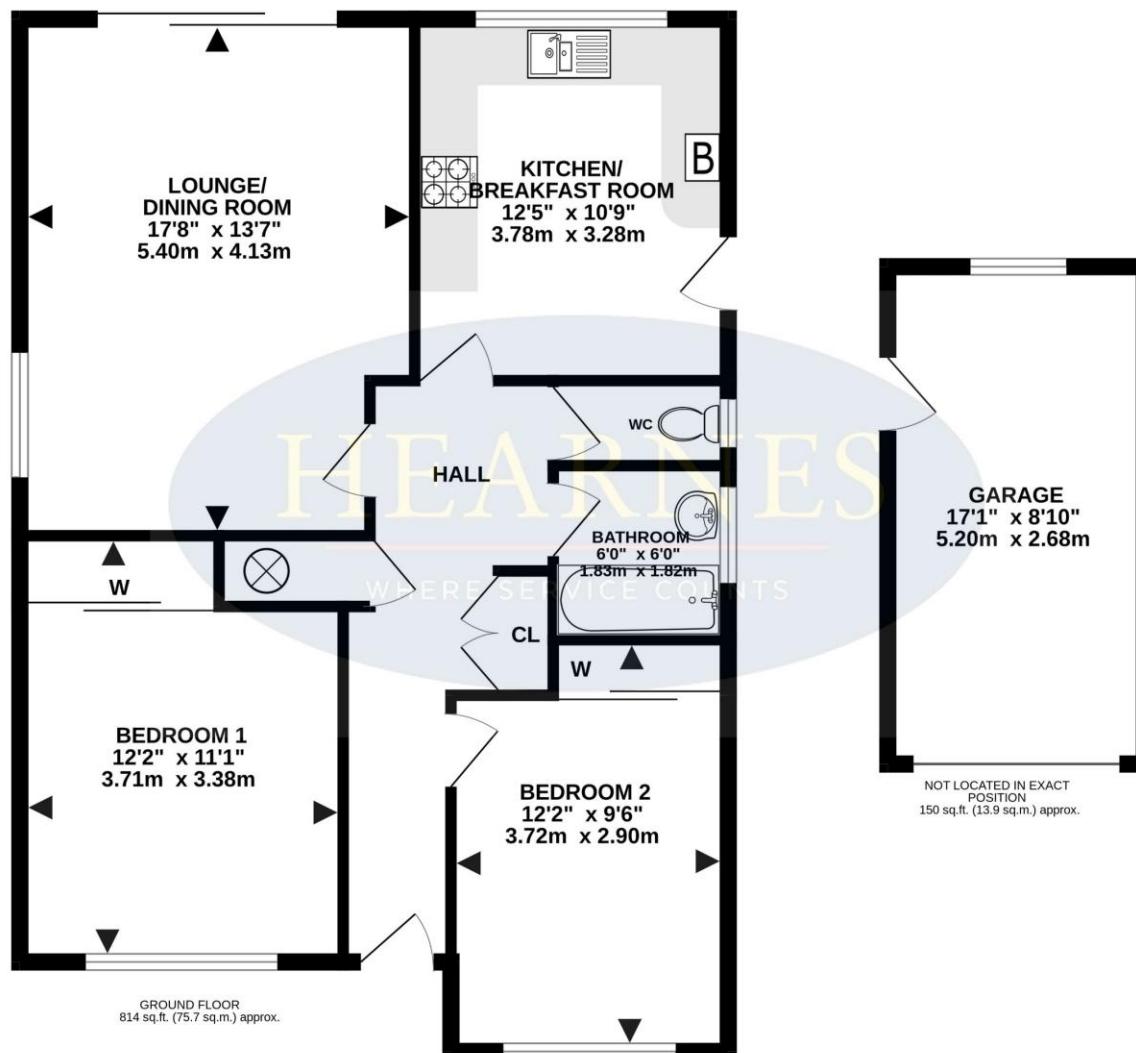
**“Two double bedroom detached bungalow situated in a popular cul de sac offered with no onward chain”**



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TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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