



HEARNES

WHERE SERVICE COUNTS

**Longacre Drive
Ferndown, Dorset BH22 9EE**

FREEHOLD PRICE

£475,000

“Planning permission granted to extend with a west facing garden approximately 700 metres from the town centre”

This superbly positioned and well maintained two/three bedroom, one bathroom, one shower room detached bungalow has a private, west facing rear garden, detached single garage, car port and in and out driveway providing generous off road parking.

The property has planning permission granted for the property to be substantially enlarged. Ferndown town centre is located approximately 700 metres away. The property could also be offered with immediate vacant possession.

- **Two/three bedroom detached bungalow with planning permission granted**
- **Entrance porch**
- **Entrance hall**
- Spacious **entrance hall** with cupboard housing a wall mounted gas fired boiler
- Re-fitted modern **kitchen** beautifully finished with slimline extensive granite worktops, good range of base and wall units, recess plus plumbing for washing machine and dishwasher, integrated electric induction hob and extractor canopy above, integrated oven, space for American style fridge/freezer, window overlooking the rear garden. Door leading out to the side path
- **Dining area** with window overlooking the rear garden
- Triple aspect **lounge**
- Good sized 17ft **master bedroom** with fitted double wardrobe
- **En-suite shower room** finished in a white suite to incorporate separate shower cubicle, wash hand basin, WC, tiled floor
- **Guest double bedroom**
- **Study/dressing room** (this has potential to be used as a double bedroom)
- **Family bathroom** incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC, tiled floor
- The **rear garden** faces a westerly aspect, offers a good degree of privacy and measures approximately 45ft x 25ft
- Located on either side of the property there are **side paths and side gates**
- Within the garden there is a double-glazed **summer house**, the garden itself is laid with a mixture of patio, lawn and gravel
- Double wooden **front gates** open onto a block paved ‘in and out’ driveway which provides generous off-road parking. There is a detached **single garage** with adjoining **car port**
- The detached **single garage** has eaves storage, light and power and a rear personal door
- Further benefits include **double glazing, replacement UPVC fascias and soffits and a gas fired heating system**

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a Marks & Spencer Simply Food Hall which is located approximately 300 metres away.

COUNCIL TAX BAND: E

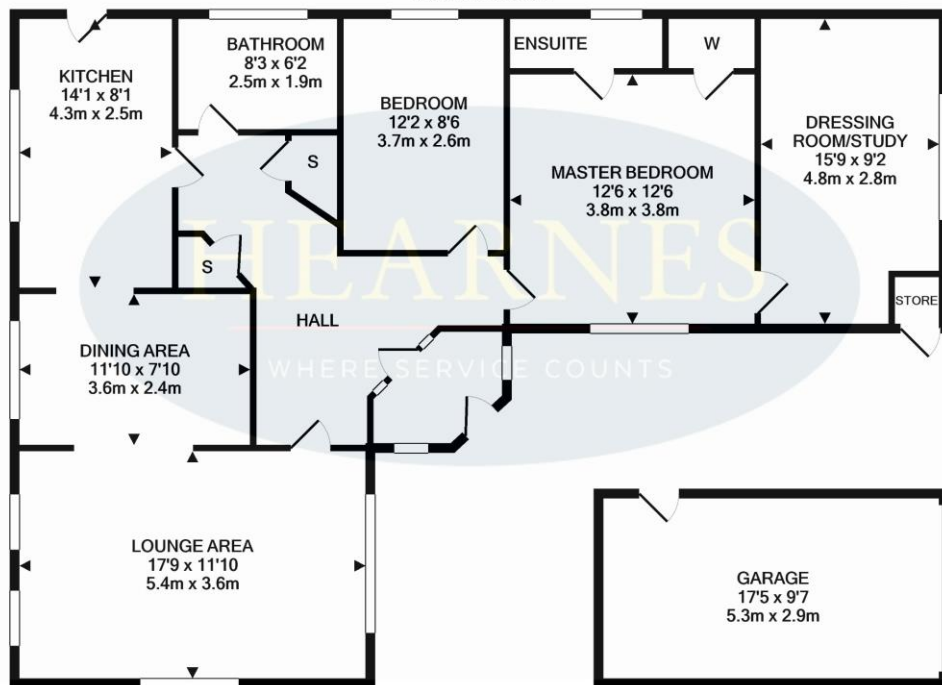
EPC RATING: C

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.



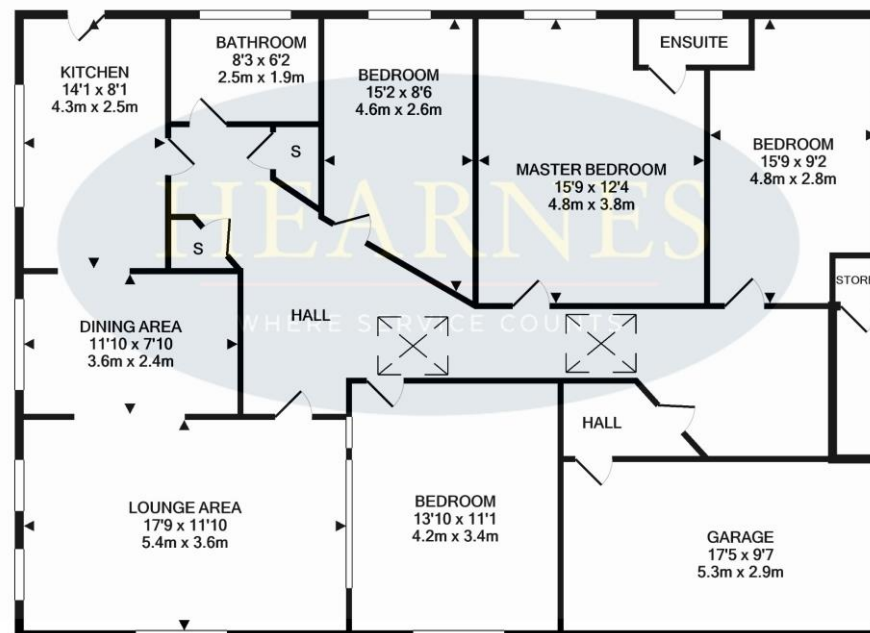
TOTAL APPROX. FLOOR AREA 1271 SQ.FT. (118.1 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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TOTAL APPROX. FLOOR AREA 1562 SQ.FT. (145.2 SQ.M.)
(GRANTED PLANNING PERMISSION PLAN)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

