



**Leeson Drive, Ferndown
Dorset, BH22 9QQ**

FREEHOLD PRICE

£425,000

“A discreetly positioned bungalow with an immaculately kept garden backing onto woodland”

This deceptively spacious and superbly positioned three bedroom, two bathroom, two reception room detached bungalow has a beautifully kept 60ft private west facing rear garden which backs onto protected woodland and has direct pedestrian access, a double garage and generous off-road parking for several vehicles. Tucked away in a pleasant cul-de-sac location within a popular residential area.

- 14ft x 10ft L-shaped spacious **entrance hall**
- Dual aspect **kitchen/breakfast room** with a double glazed window overlooking the front driveway and a double glazed window offering a glorious outlook across the beautifully kept private rear garden
- **Kitchen** with ample work surfaces and a good range of integrated Neff appliances to include a double oven, microwave, hob and extractor hood above, integrated Bosch dishwasher and integrated fridge/freezer, as well as space for a breakfast table and chairs
- **Utility room** with a replacement wall-mounted Worcester boiler, a recess and plumbing for a washing machine and a double glazed door leading out to the garden
- 15ft **Lounge** with double glazed sliding patio doors leading out to the rear garden
- Separate **dining room** with a double glazed window offering delightful views over the rear garden and double doors leading through to the lounge
- **Master bedroom** with an excellent range of fitted bedroom furniture to include wardrobes, dressing table, bedside cabinets, cupboards over the bed recess and drawer storage
- **En-suite shower room** finished in a white suite to incorporate a shower cubicle, wc, wash hand basin with vanity storage beneath and fully tiled walls
- **Guest double bedroom** with fitted wardrobes and a double glazed window to the front aspect
- **Bedroom three** is a good sized single bedroom with a fitted wardrobe
- **Family bathroom** finished in a modern white suite to incorporate a panelled bath with mixer taps and shower hose, wc, wash hand basin with vanity storage beneath and fully tiled walls
- **Rear garden** which is without doubt a superb feature of the property as it measures approximately 60ft x 40ft. Adjoining the rear of the property there is an Indian sandstone paved patio area leading onto a good sized area of well-kept formal lawn surrounded by well-stocked flower beds packed with many attractive ornamental plants and shrubs. A rear pedestrian gate gives direct access out to the protected woodland. One portion of the garden has been sectioned off to create a mini cottage garden with a vegetable plot, fruit trees, a greenhouse and a timber storage shed
- Front driveway providing **generous off-road parking**, which in turn leads up to a double garage
- **Double garage** with a remote control up and over door, light, power and a rear personal door
- Further benefits include double glazing, UPVC fascias and soffits, a security alarm and a gas-fired central heating system with replacement boiler

Ferndown offers an excellent range of shops, cafes, restaurants, leisure and recreational facilities, with the town centre approximately 1.5 miles away.

COUNCIL TAX BAND: E

EPC RATING: D

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.

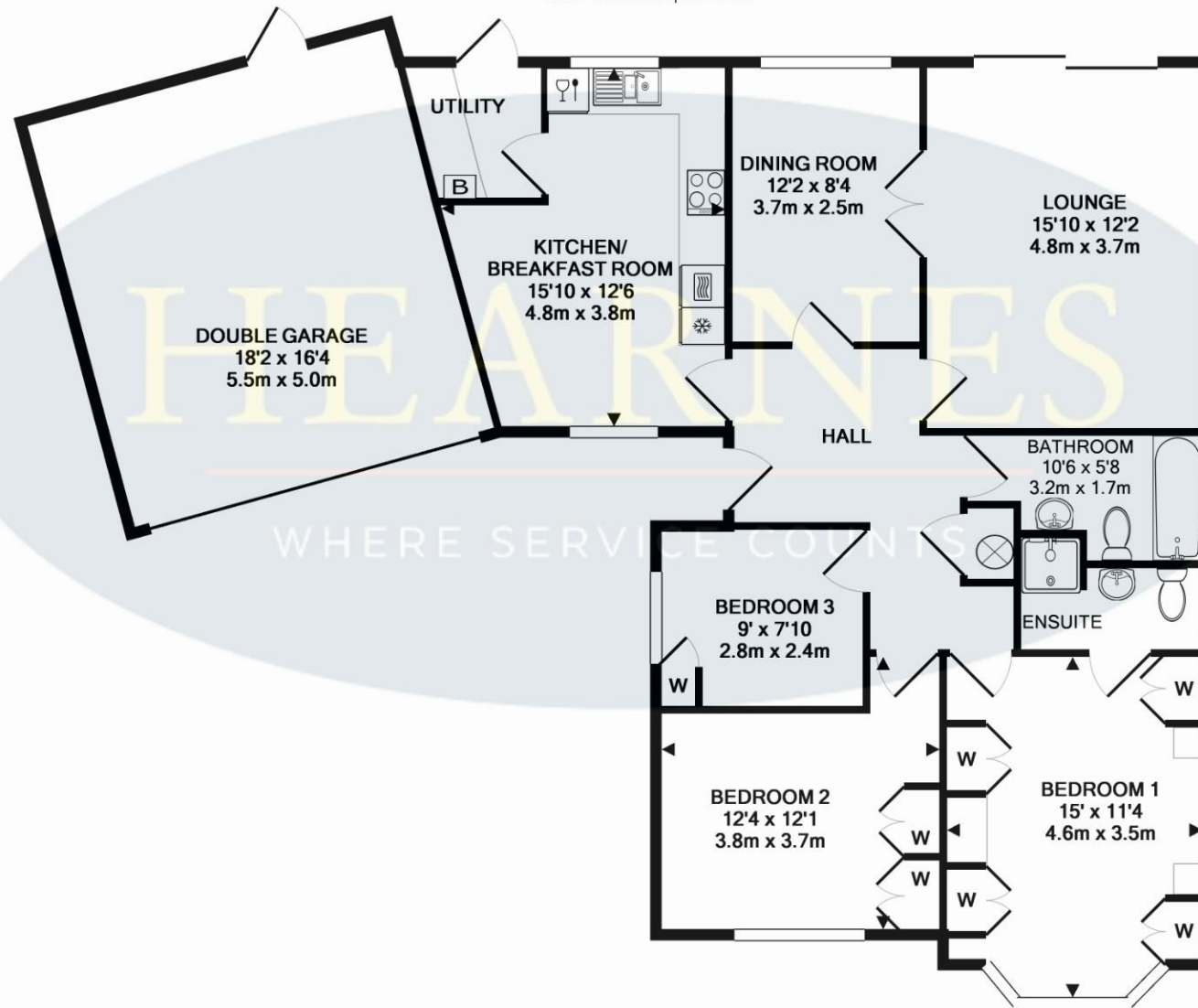


Cul-de-sac location



TOTAL APPROX. FLOOR AREA 1335 SQ.FT. (124.1 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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