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LEESON DRIVE, FERNDOWN

FERNDOWN, DORSET, BH22 9TL

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GUIDE PRICE £475,000

A delightful modern detached bungalow enjoying a popular residential location with an 85ft long (approx.) rear garden enjoying a westerly aspect and backing directly on to woodland. The bungalow also features a double-glazed conservatory, an open plan kitchen/diner, ensuite to the main bedroom and a large detached double garage. The property is offered for sale with no forward chain.

You enter the bungalow via an entrance storm porch and double-glazed entrance door leading you into the entrance hall where you can find the airing cupboard and a loft hatch with a pull down ladder giving access to roof storage space with light. The sitting room is located at the rear of the bungalow with double glazed sliding door that invites you out to the conservatory. The focal point to the sitting room is the stone fireplace with inset electric fire.

The conservatory enjoys a slightly elevated position providing the perfect space to sit and relax and enjoy the delightful view over the west facing rear garden, the conservatory is double glazed with sliding door out to the driveway and garden.

The open plan kitchen diner is certainly the heart and hub of this home. The dining area being carpeted with a window to the side aspect and the kitchen has a range of wood fronted floor and wall units, worksurfaces and tiled splash back. There is an electric fan assisted oven and grill, four-ring gas hob, space for three under counter appliances. Double glazed window and rear door leading out to the driveway and garden.

Bedroom one is a double bedroom with fitted wardrobes and space for a double bed with locker storage cupboards over. Feature bay window to front aspect. This bedroom enjoys the luxury of ensuite shower room which is fully tiled with a coloured suite and window.

Bedroom two is also a double bedroom with wardrobes fitted to one wall and window to the front aspect. Bedroom three is a good sized single and could be utilised as a great study and has a window to the side aspect.

The bungalow is served by a well-appointed bathroom, which has a three piece coloured suite including an Aqualisa shower over the bath, tiled walls with full height tiling around the bath area and double glazed window.



Outside to the front of the bungalow there is a small parking apron, lawn with flower beds, a driveway that leads down the left-hand side of the bungalow with wrought iron entrance gates for added security and leads up to the large detached double garage which has two single up and over doors, power and light, a pitched roof, window and side entrance door to the garden.

The rear garden is a particular feature of this property being approx. 85ft in length and enjoying a westerly aspect, backing on to a lightly wooded copse. The garden enjoys a high degree of seclusion and is laid mainly to lawn with well stocked flower and shrub beds. The whole garden is fully enclosed and there is a personal gate to the rear providing access out to the wooded copse. The garden includes two timber storage sheds and one greenhouse.

This property is conveniently located close to Ferndown centre with easy access to Wimborne and Ringwood as well as Bournemouth town centre and surrounding coastal towns. The A31 provides excellent road links to links to Southampton and Salisbury, the M27 and M3 towards London via the A31 eastbound and to the A35 towards Devon westbound.

Bournemouth international airport is approximately 5.3 miles away. For the keen golfer, one of Dorset's premier golf clubs is approximately 2 miles away. Ferndown town centre offers a variety of shops including large supermarkets, theatre/social centre, medical centre, sports centre and other recreational facilities and there are excellent local schools for all ages.

EPC Rating: D

Council Tax Band: E



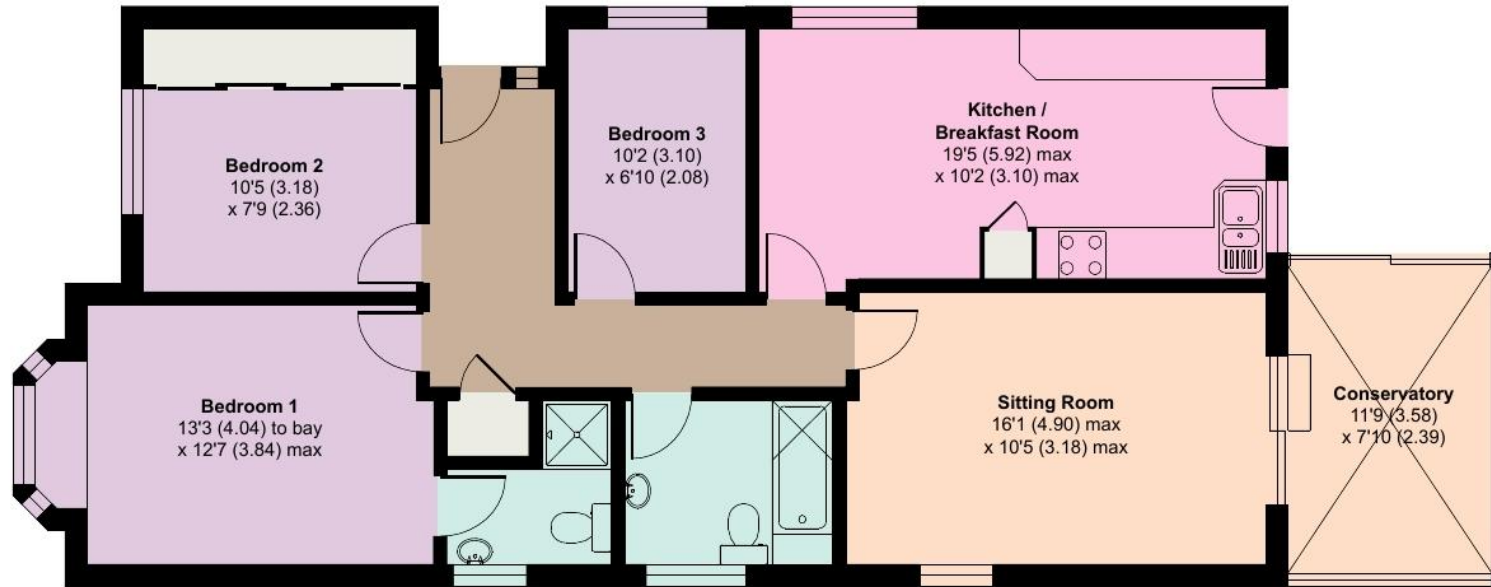
Leeson Drive, Ferndown, BH22

Approximate Area = 1327 sq ft / 123.3 sq m (includes garage)

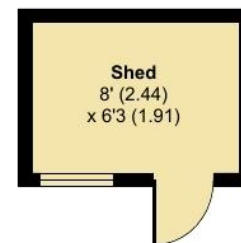
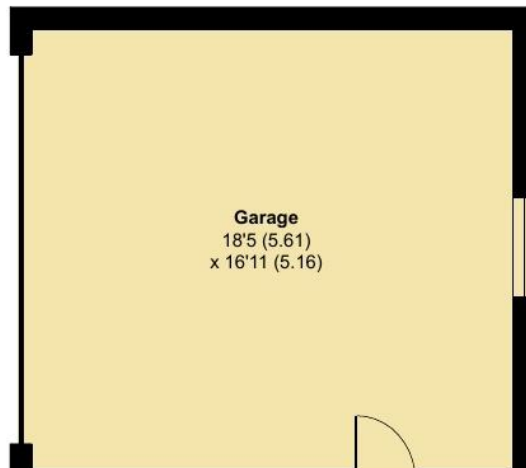
Outbuilding = 70 sq ft / 6.5 sq m

Total = 1397 sq ft / 129.8 sq m

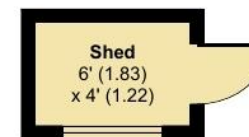
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING 1



OUTBUILDING 2



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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