



LONGFIELD DRIVE  
FERNDOWN, BH22 8TY



# GUIDE PRICE £520,000

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- DETACHED 1930's 3 BEDROOM FAMILY HOME
- POTENTIAL TO EXTEND AT SIDE/REAR STPP
- GENEROUSLY SIZED KITCHEN/BREAKFAST ROOM
- LOUNGE OVERLOOKING THE FRONT
- SEPARATE DINING ROOM
- FAMILY BATHROOM & GROUND FLOOR CLOAKROOM
- WORKSHOP
- AMPLE OFF ROAD PARKING
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- POPULAR & CONVENIENT LOCATION

Approached across a gravelled frontage with specimen planting, the main entrance to this 1930's detached family home is to the side of the property. The welcoming entrance hallway has doors radiating to all ground floor rooms including a well proportioned kitchen/breakfast room – a dual aspect room with sliding glazed doors opening to the rear garden. The stylishly appointed kitchen is fitted with a range of light fronted base and wall units, as well as a range style cooker with extractor above. There is ample floorspace for breakfast table and chairs as well as space for a free standing fridge/freezer.

The lounge overlooks the front of the property and the separate dining room has double opening doors from the hallway and feature bay window to the front aspect. Quality hard flooring is laid throughout the majority of the ground floor

A ground floor cloakroom is located off the entrance hall and stairs rising to the first floor where there are three bedrooms – two good size doubles and a bedroom 3 being a single. Bedroom one benefits from a hand wash basin and bedroom two has a range of built-in wardrobe storage cupboards. The family bathroom is fitted with a bath, separate shower, semi-concealed WC and vanity wash hand basin.



Outside the beautifully landscaped and maintained gardens to front and rear are a particular feature of this lovely home. The frontage is low maintenance shingle with feature planting and off road parking for a number of vehicles. Double gated vehicle access leads to further parking. The large rear garden has imaginatively designed feature beds with established planting including specimen trees and a garden shed and summer house set towards the rear of the plot. With hedging and privacy fencing to boundaries, the garden enjoys a good degree of privacy.

#### Additional Information

Energy Performance Rating: C

Council Tax Band: E

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

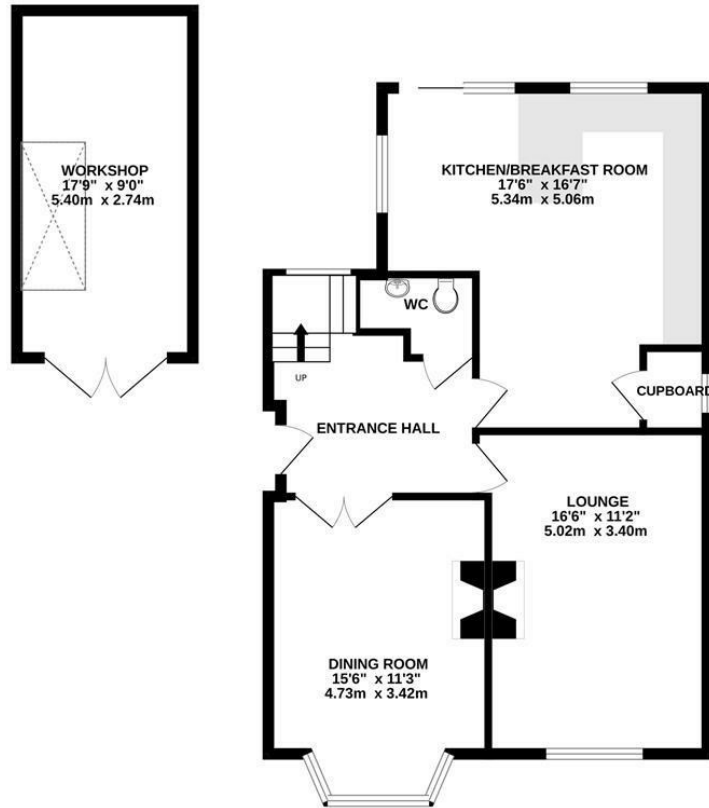
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

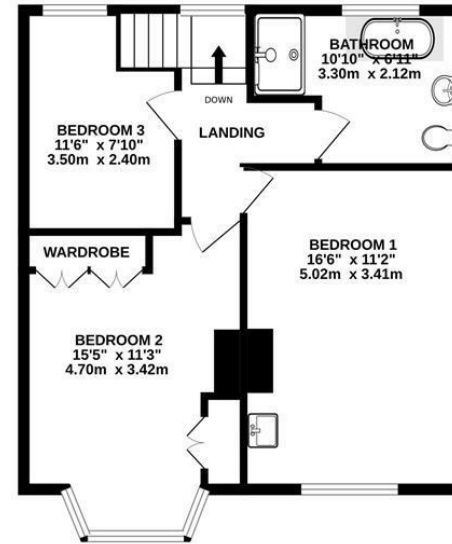
Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1418 sq.ft. (131.7 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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