



Leeson Drive, Ferndown
Dorset BH22 9RD

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FREEHOLD PRICE £285,000

A beautifully presented and well-proportioned two double bedroom detached bungalow with a double glazed conservatory, ample off-road parking and a single garage. The property is offered with immediate vacant possession and enjoys a quiet cul-de-sac in a convenient residential location.

There is a 17ft lounge which enjoys a dual aspect with a coal effect electric fire positioned on a marble feature fireplace, with a double glazed sliding patio door leading out to a conservatory. The conservatory is fully double glazed, enjoys a pleasant outlook across the rear garden and has a double glazed sliding patio door leading out onto a patio area. The kitchen/breakfast room also enjoys a pleasant outlook over the rear garden with a double glazed door leading out onto a side path. There is a recess for all appliances and ample space for a breakfast table and chairs. On entering the property you are greeted by a large entrance hall which has a double coat cupboard and a large airing cupboard.

Located at the front of the property there are two double bedrooms, both enjoying views over the front garden and having fitted double wardrobes with sliding doors. The bathroom incorporates a panelled bath with shower over and fully tiled walls. There is also a separate cloakroom.

The rear garden is fully enclosed and measures approximately 30ft x 30ft. The garden incorporates a central lawned area with a gravelled area and a path leading down to a side gate and a side door into the garage. A paved path also leads to a paved patio area.

There is a small area of front lawn with a side driveway providing off-road parking for two to three vehicles which in turn leads up to a single garage. The single garage measures 17ft 2in x 8ft 9in, has light and power, a window, a side door and a metal up and over door.

Further benefits include double glazing as well as replacement UPVC fascias and soffits, a security alarm and a gas fired central heating system. The property is also offered with no onward chain.

Ferndown town centre is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

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.

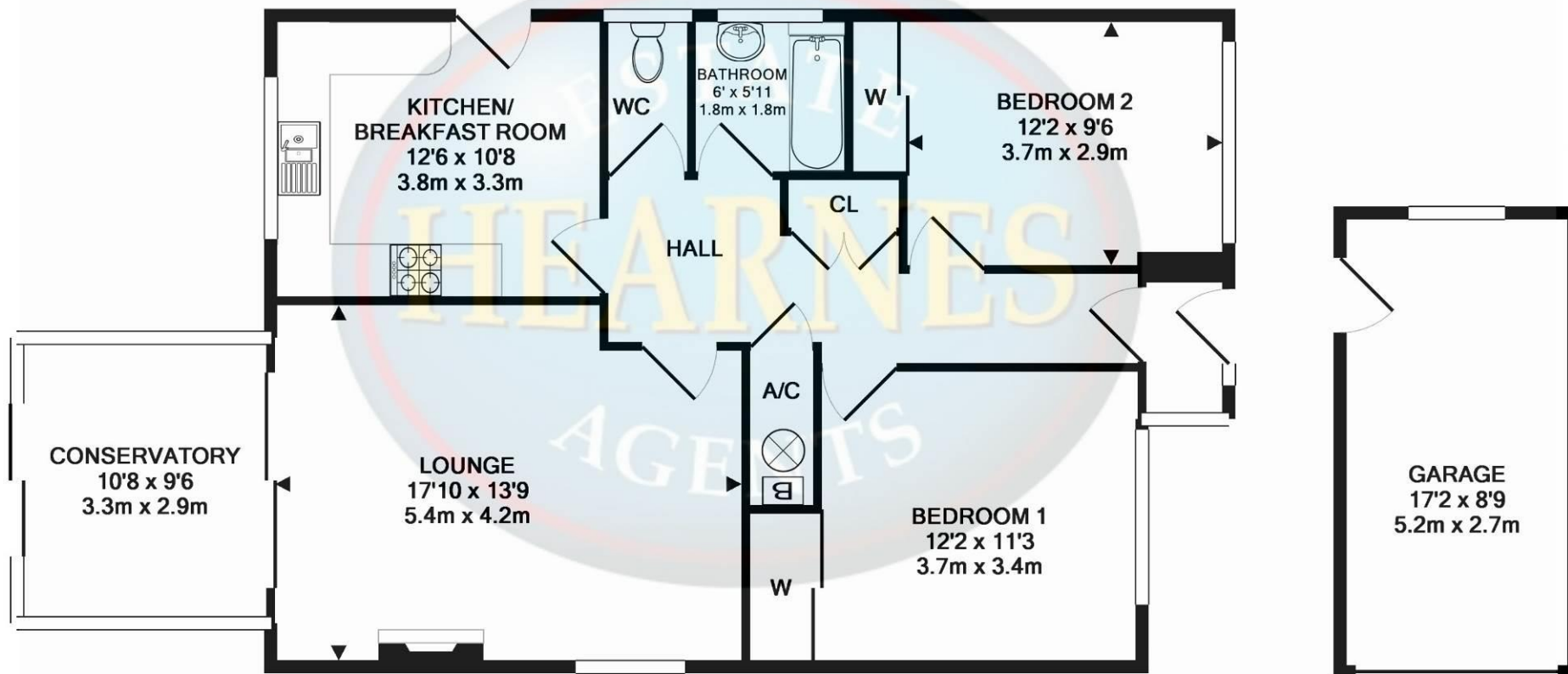




TOTAL APPROX. FLOOR AREA 1095 SQ.FT. (101.8 SQ.M.)

Whilst every attempt has 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 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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GROUND FLOOR
APPROX. FLOOR
AREA 945 SQ.FT.
(87.8 SQ.M.)

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 151 SQ.FT.
(14.0 SQ.M.)

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