



**Locklsey Drive, Ferndown
Dorset BH22 8JU**

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FREEHOLD PRICE £370,000

A well-presented and generous size four/five bedroom, two/three reception room detached family home, with a private 40ft enclosed rear garden and generous off-road parking. Situated in a quiet and convenient location within Ferndown.

The property has been occupied by the current owners for approximately 35 years and over which time has been well-maintained. The garage has been converted to create either a fifth bedroom or third reception room and measures 15ft in length. There is a large lounge which measures 21ft in length and has double doors leading through into a separate dining room. Double glazed French doors lead out from the dining room to the private rear garden. The kitchen/breakfast room also enjoys a view over the rear garden and has a double glazed door leading out to the patio. Also on the ground floor there is a cloakroom.

On the first floor there are four bedrooms, two of which are double bedrooms. There is a spacious family bathroom which incorporates a panelled bath with a separate shower cubicle,

The rear garden is a particular feature of the property as it measures approximately 40ft x 35ft and is fully enclosed. Adjacent to the rear of the property there is a paved patio area with the remainder of the garden predominantly laid to lawn. There is a raised timber decked seating area positioned in the far corner of the garden offering an ideal spot to relax and enjoy the evening sun.

A front driveway provides generous off-road parking.

Further benefits include double glazing and a gas fired central heating system. The property has solar panels which reduce the electricity bills substantially, these have been installed on a contract basis which the owner is 4 years into a 25 year contract.

There is a small selection of amenities located on Glenmoor Road approximately 500 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities and is located less than 1 mile away.

COUNCIL TAX BAND: E

EPC RATING: C

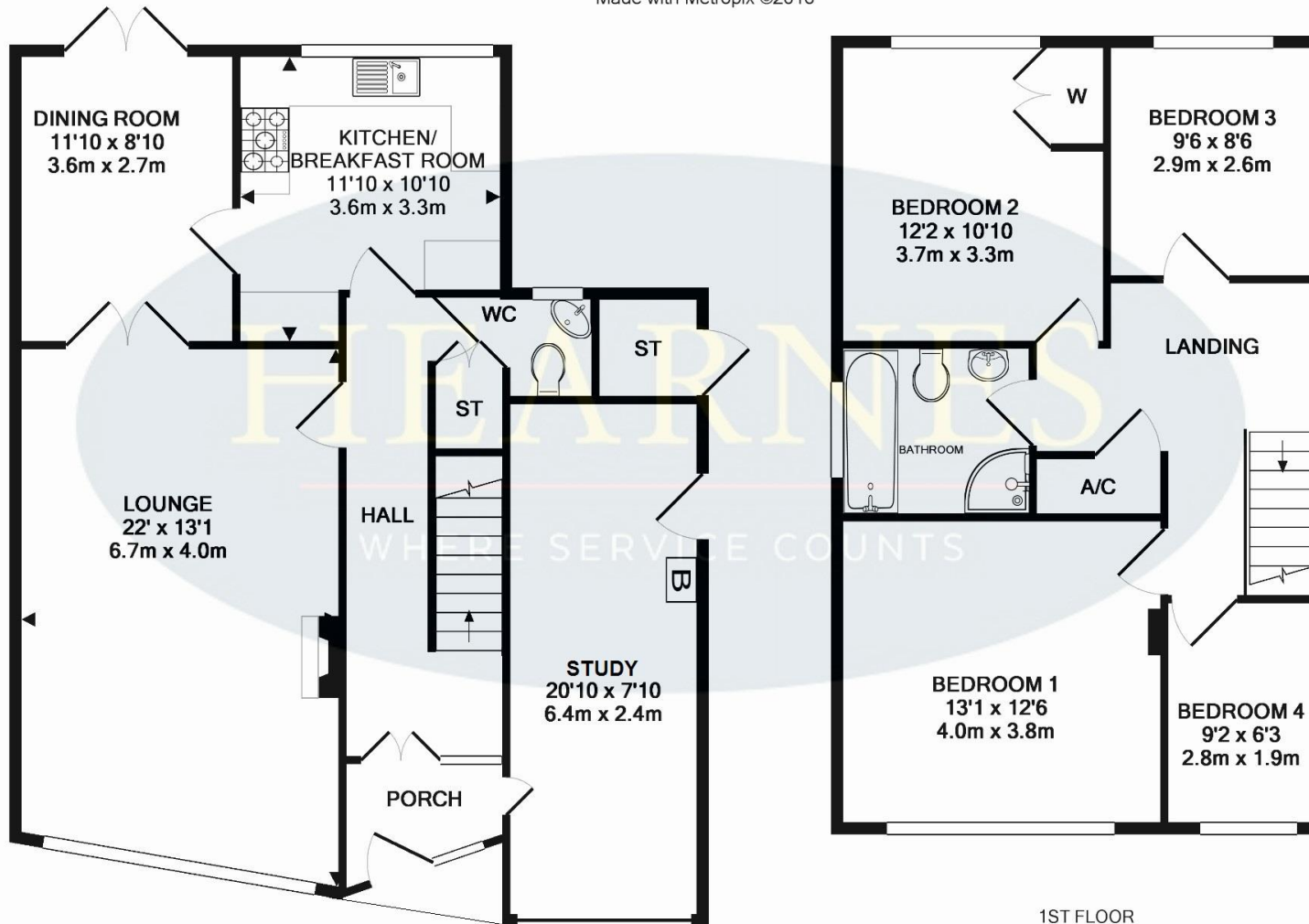
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1461 SQ.FT. (135.7 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 852 SQ.FT.
(79.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 609 SQ.FT.
(56.6 SQ.M.)

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