



**Connells**

Leeson Drive  
Ferndown





### Property Description

Leeson Drive is located in Ferndown, Dorset within a very short drive of the town centre. The town offers a good selection of shops, cafes and amenities including the Ferndown Leisure Centre, the medical centre, local library and of course the Barrington Centre.

There are good local bus and road links to the nearby towns of Wimborne, Poole and Bournemouth whilst also having access Bournemouth International Airport and rail links to London Waterloo Station.

There are three excellent golf courses in Ferndown and excellent access to Ferndown Forest, West Moors Plantation and the Castleman Trailway.

Detached bungalow in Leeson Drive, Ferndown. This delightful home comprises lounge/diner, two bedrooms, separate WC, and kitchen. Outside is a garage with a driveway providing ample off-road parking and front garden. Gated side access to the rear garden.

### Entrance Hall

Obscured double glazed front door leading in to the hallway. Airing cupboard housing the original boiler. Secondary storage cupboard and carpet flooring.

### Lounge

22' 5" x 11' 10" in to door recess (6.83m x 3.61m in to door recess) Two double glazed windows to the front aspect. Two radiator. TV and telephone point. Carpet flooring. Two ceiling light point.

### Kitchen

10' 10" max in to door recess x 10' 5" max (3.30m max in to door recess x 3.17m max) Double glazed window to the rear aspect. Wall and base units. Space for an oven, and undercounter fridge. Space and plumbing for a washing machine. Stainless steel sink and drainer unit with two taps. Obscured double glazed side access door leading to the garage and garden

## Bedroom One

12' 3" x 11' 5" (3.73m x 3.48m)

Double glazed window to the rear aspect. Built in wardrobes. Radiator and carpet flooring.

## Bedroom Two

10' x 10' 6" max in to wardrobe (3.05m x 3.20m max in to wardrobe)

Double glazed window to the side aspect. Built in wardrobes. Carpet and radiator.

## Separate WC

Obscured double glazed window to the side aspect. WC.

## Bathroom

Obscured double glazed window to the side aspect, Bath, wash hand basin. Radiator and carpet flooring. Part-tiled walls. Mirrored cupboard unit mounted on a wall.

## Loft

Insulated and partially boarded to the left side. 1986.

## Outside

### Front Garden

Predominately laid to lawn with a corner flower bed filled with mature shrubs. Driveway leading to the garage and side gate leading to the rear garden.

### Rear Garden

Private South facing garden enclosed with timber fencing. Predominantly laid to lawn with spacious paved patio area with two low steps leading to the lawn. Low walled flower bed. Outside tap. Shed.

### Garage

Power and lighting. Single glazed rear aspect window. Potential for workshop.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01202 861 677**  
**E [ferndown@connells.co.uk](mailto:ferndown@connells.co.uk)**

37 Victoria Road  
 FERNDOWN BH22 9HT

**EPC Rating: D**

**view this property online [connells.co.uk/Property/FDN305205](https://www.connells.co.uk/Property/FDN305205)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: FDN305205 - 0011