



**Connells**

Leeson Drive  
Ferndown

Leeson Drive  
Ferndown BH22 9RD

for sale offers in excess of  
**£375,000**



### Property Description

A bright and airy detached bungalow nestled into Leeson Drive located in Ferndown, Dorset. 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.

This home comprises lounge/diner, two bedrooms, separate WC, and kitchen. Outside is a single garage with a driveway providing ample off-road parking and front garden with side access to the rear garden.

### Entrance Hall

Spacious entrance with doors to all rooms, airing cupboard and storage cupboard

### Lounge

17' 1" x 14' 7" ( 5.21m x 4.45m )

Carpeted with front aspect double glazed window and radiator below, feature electric fireplace with mantle, TV and telephone point and space for a dining table.

### Kitchen

11' 4" x 9' 5" ( 3.45m x 2.87m )

Vinyl effect flooring with rear aspect double glazed window, range of wall and base units with breakfast bar unit with storage, part tiled walls, sink with drainer and mixer tap, space for an oven with over head extractor fan and hood, space for washing machine and undercut fridge and freezer.

### Bedroom 1

11' 4" x 10' 11" ( 3.45m x 3.33m )

Carpeted with front aspect double glazed window and radiator below and built in wardrobe.

### Bedroom 2

10' 6" x 9' 10" ( 3.20m x 3.00m )

Carpeted with rear aspect double glazed window and radiator below and built in wardrobe.

### Bathroom

Fully tiled walls with rear aspect double glazed window, hand wash basin with taps, panel bath with taps, wall mounted vanity unit and heated towel rail.

### Toilet

Low level WC.

### Front Garden

Mainly laid to lawn with paved path and mature bushes and trees, side access to garden and parking for 1 vehicle in front of the garage.

### Rear Garden

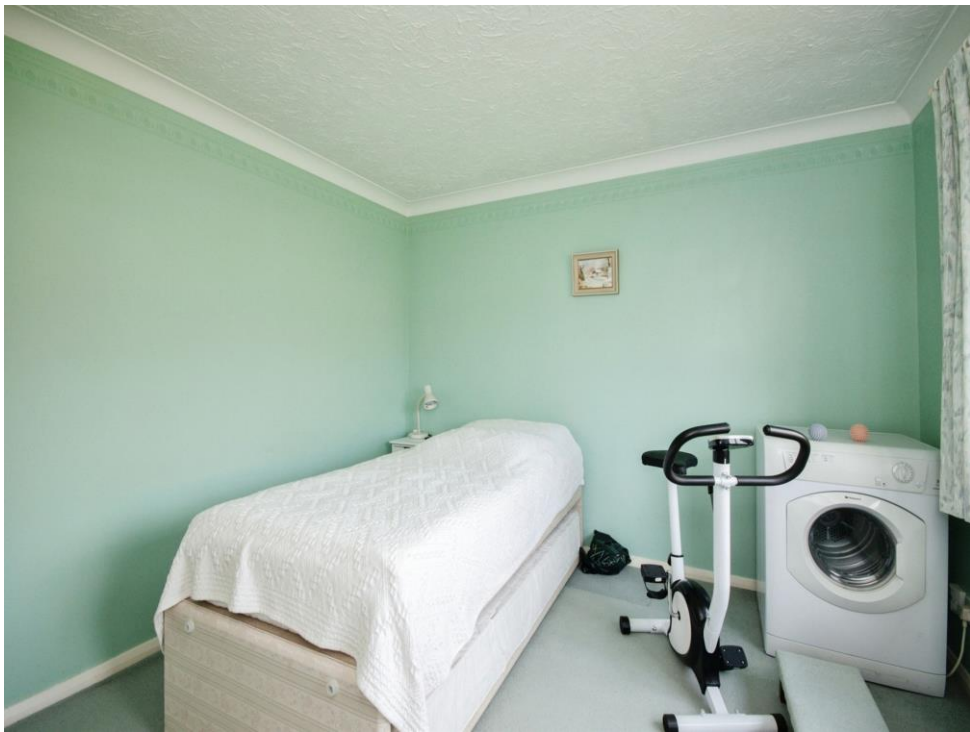
Secluded rear garden mainly laid to lawn with mature bushes, flower beds and a small pond, part paved with three garden sheds one benefiting from power and plug sockets.

### Garage

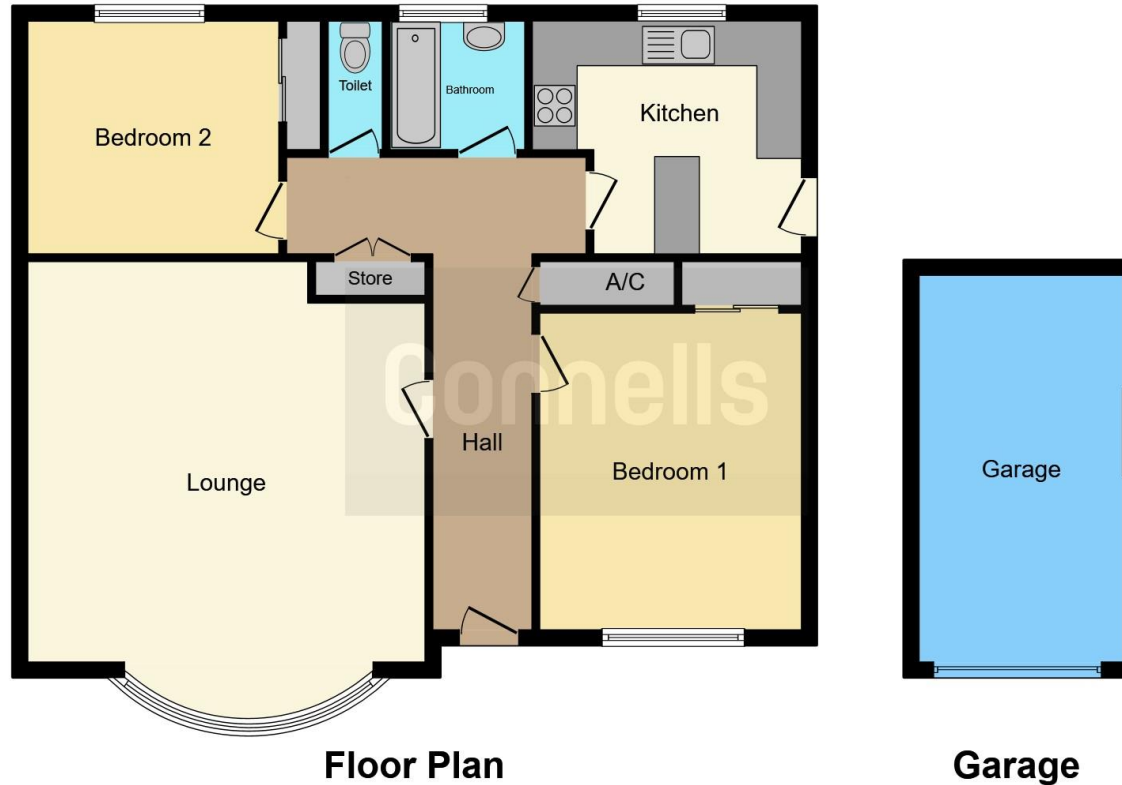
17' 1" x 8' 2" ( 5.21m x 2.49m )

Single garage with up and over door, power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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