



## 27 Leeson Drive

, Ferndown, BH22 9QL

**Guide price £350,000**



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A well presented two bedroom semi-detached bungalow which is located on a generous corner plot on Leeson Drive in Ferndown. A storm porch allows entry to the property via the front door which in turn leads on to the entrance hall. The entrance hall provides access to the loft.

There are two bedrooms, both of which benefit from UPVC double glazed windows to the front aspect. The lounge is located at the rear and benefits from UPVC double glazed patio doors that lead on to the rear garden. The kitchen was fitted in 2023 and benefits from a range of wall mounted and base units with work surfaces over. There is an integrated double oven, electric induction hob and extractor fan, fridge/freezer, washing machine and dishwasher.

The modern bathroom benefits from fully tiled walls, a frosted UPVC double glazed window, a bath with shower over and glass shower screen, wash hand basin with vanity unit, WC and heated towel rail.

The gas combi boiler is housed within the loft.

The rear garden is well maintained and enclosed via a wall and fence. There is a patio area and laid lawn along with shrub borders. There is access to the side of the property via a side gate. The generous corner plot provides well maintained front and side gardens.

The property benefits from a driveway providing off road parking and a garage. The garage measures 2.54m (8'3) x 5.05, (16'5) and benefits from an up and over door, power and light.

The property is located within close proximity of Ferndown town centre with local shops, restaurants and pubs nearby. Local transport links including bus routes are just a short walk away. Local primary and secondary schools are within close by.



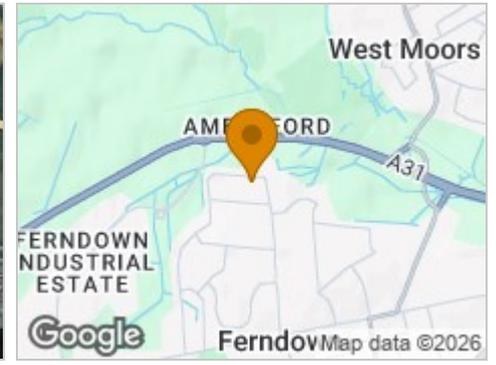
## Road Map



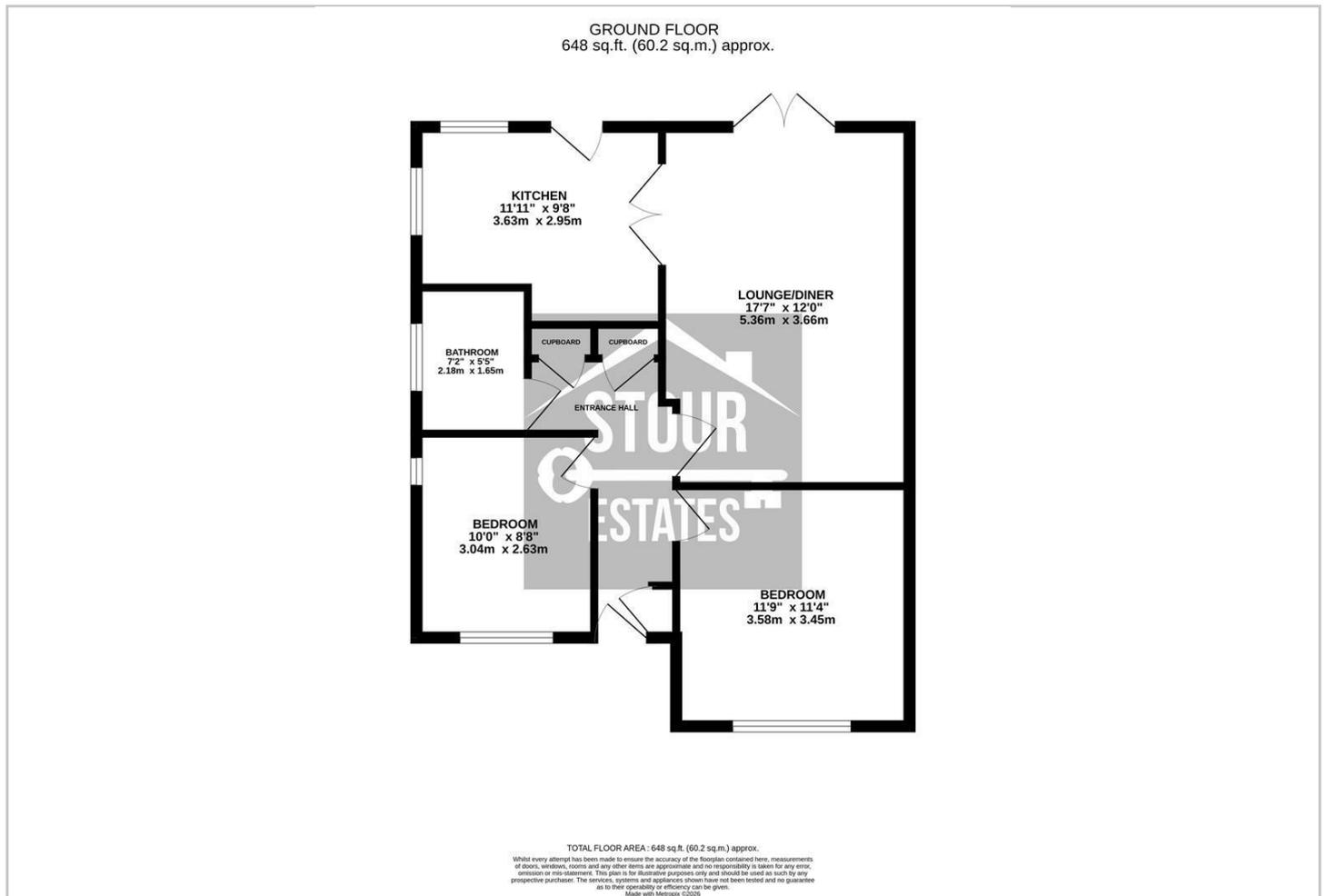
## Hybrid Map



## Terrain Map



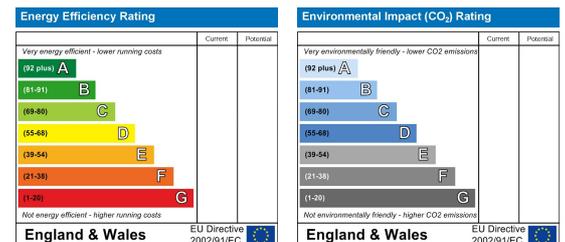
## Floor Plan



## Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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