



**Connells**

Longham Farm Close  
Longham Ferndown



## Property Description

Situated in the sought-after area of Longham, Ferndown, this spacious and modern three-bedroom semi-detached cottage perfectly blends contemporary living with charming character features.

The property is approached via a gated front driveway, providing off-road parking and a sense of privacy.

Upon entering you are welcomed by an entrance hall that sets the tone with a downstairs toilet and generous utility room. The lounge is a standout feature, offering a warm and inviting space with dual aspect windows, a wood burner, brick surround, and exposed wooden beam, creating a cosy yet characterful atmosphere.

Leading to the modern kitchen/diner, thoughtfully designed with a welcoming country feel, it benefits from a striking brick surround framing the range cooker, ample worktop and storage space, making it ideal for both everyday family living and entertaining. There is a large under stairs cupboard providing ample storage space and a door to stairs leading to the first floor.

Upstairs, the first floor offers a landing with full length eaves storage, three good sized bedrooms, a well appointed family bathroom and a skylight window, making it bright and airy.

Externally, the property boasts a spacious, enclosed rear garden, perfect for families and outdoor entertaining.

A real highlight is the fully insulated garden cabin, complete with power, lighting, and internet, making it ideal for a home office, gym, studio, or hobby room.

## Entrance Hall

## W C

Side aspect double glazed window, Low level WC and hand wash basin. Tiled flooring with underfloor heating.

## Utility Room

Double glazed window to side aspect, space for appliances, built in storage.

## Lounge

Carpeted with 2 double glazed front aspect windows and doors to rear garden, TV point, exposed beam and wood burner with brick surround and mantle. Underfloor heating.



## **Kitchen/Diner**

Tiled flooring and part tiled walls, a range of wall and base units, ceramic 1 1/2 sink with drainer and mixer tap, range cooker set within a brick surround with shelving, open beam, space for dishwasher, American fridge freezer, double glazed dual aspect windows and front aspect door.

## **Landing**

Carpeted with full length eves storage cupboards, exposed beam, radiator and sky light.

## **Bedroom 1**

Carpeted with dual aspect double glazed windows, loft hatch and radiator.

## **Bedroom 2**

Carpeted with front aspect double glazed window and radiator.

## **Bedroom 3**

Carpeted with front aspect double glazed window and radiator.

## **Bathroom**

Fully tiled bathroom with Low level WC, hand wash basin, shower cubical with glass shower screen, panel bath, heated towel rail and double glazed front aspect window and sky light.

## **Cabin**

Fully insulated with power, lighting, Internet and front and side aspect windows.

## **Rear Garden**

Fully enclosed wrap around garden part patio, part stone and part laid to lawn with a mature range of bushes. With the rear garden south westerly facing.

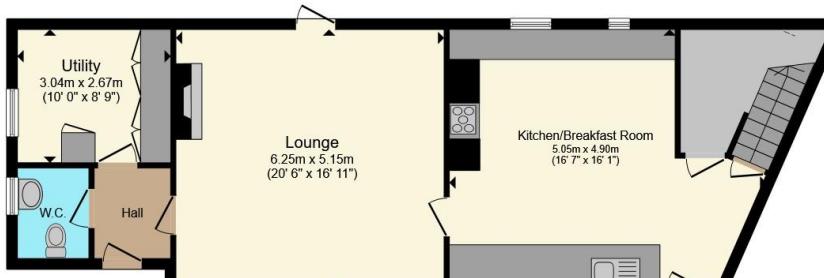
## **Front Garden**

Gated driveway with parking for up to three cars and courtyard garden.

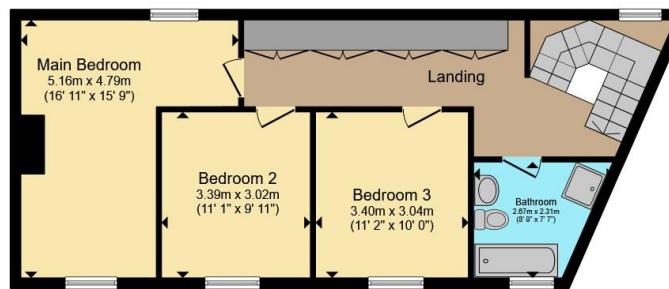








**Ground Floor**



**First Floor**

Total floor area 136.4 m<sup>2</sup> (1,468 sq.ft.) approx

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**Connells**

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 Band: E

Tenure: Freehold

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