



Coppice Avenue, Ferndown
Dorset, BH22 9PT

FREEHOLD PRICE

£375,000

“A recently modernised bungalow with a private 40ft rear garden enjoying a popular residential area”

This recently modernised and deceptively spacious three double bedroom, two bathroom detached bungalow with a 40ft private rear garden, a single garage and generous off-road parking. Situated in a quiet yet convenient and sought after residential location.

- **23ft Entrance hall** with two useful storage cupboards and a loft hatch with a pull down ladder giving access to a partly boarded loft space
- **16ft Lounge/dining room** which has double glazed sliding patio doors leading out into a private rear garden
- **Kitchen** also enjoying a pleasant outlook over the rear garden, recess for a cooker with an extractor canopy above, space for all other appliances, ample work surfaces and a good range of base and wall units
- Good sized **utility room** with space and plumbing for a washing machine, a wall-mounted gas-fired boiler and a double glazed door leading out to the side driveway
- **Bedroom one** is a double bedroom benefitting from floor to ceiling wardrobes with mirrored sliding doors
- Beautifully finished and recently **refitted en-suite shower room** finished in a stylish white suite to incorporate a large shower cubicle with a chrome raindrop shower head and separate shower attachment, wc with concealed cistern, wash hand basin with vanity storage beneath and a polished porcelain tiled floor
- **Two further double bedrooms**, one of which has fitted floor to ceiling wardrobes with mirrored sliding doors
- Beautifully and recently **refitted family bathroom/shower room** finished in a stylish white suite to incorporate a panelled bath with separate shower hose, shower cubicle with chrome raindrop shower head and separate shower attachment, wc with concealed cistern, wash hand basin with vanity storage beneath and a polished porcelain tiled floor
- **Rear garden** landscaped for ease of maintenance measuring approximately 40ft x 35ft incorporating paved patio areas, a useful timber storage shed and side paths located on either side of the property. The garden is fully enclosed and offers an excellent degree of seclusion
- A front and side driveway provide **generous off-road parking** which in turn leads up to a garage
- **Single garage** with a double glazed window, a door leading though to the garden, a remote control up and over door, light and power
- Further benefits include double glazing, a gas-fired central heating system and a security alarm

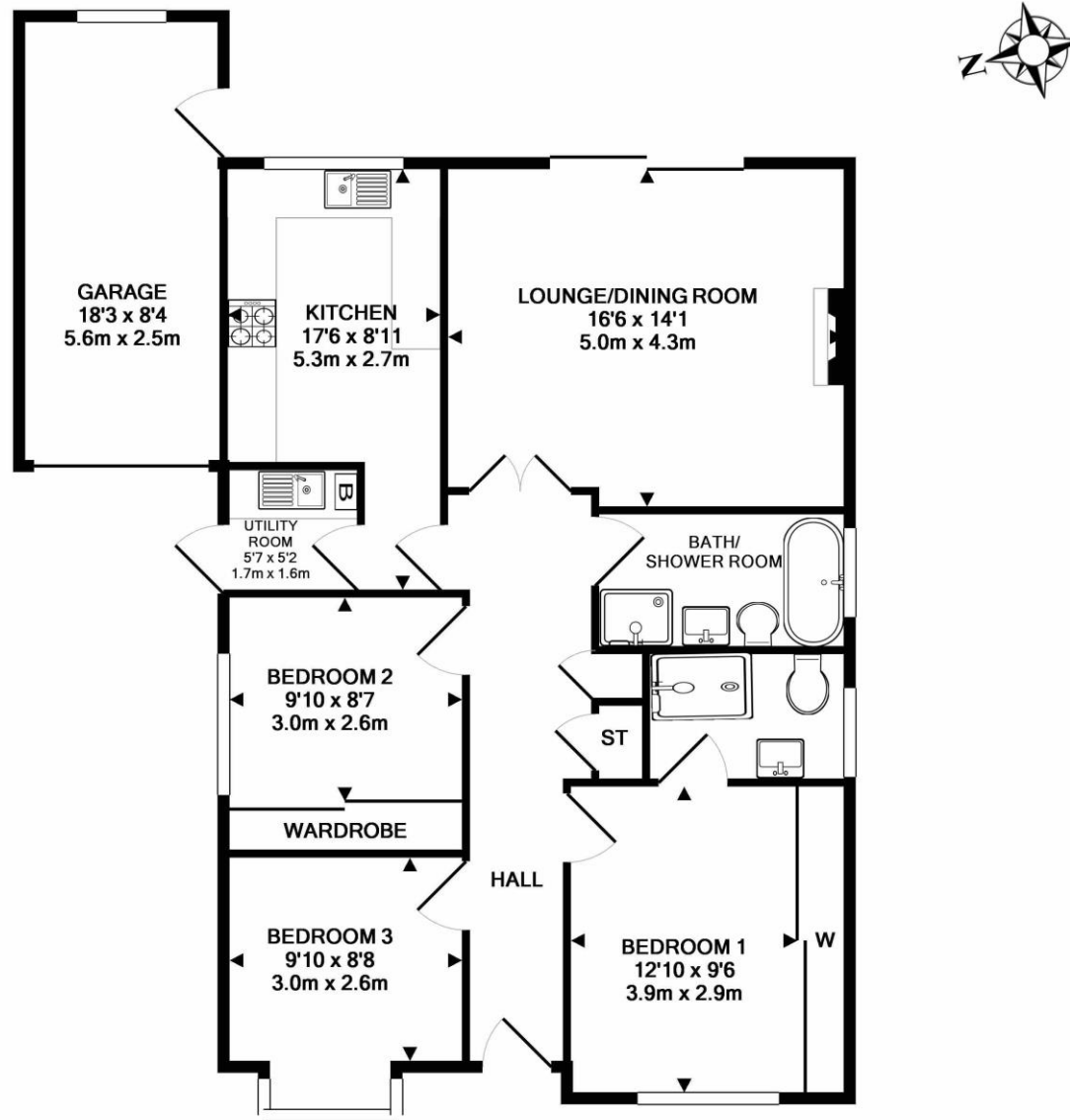
Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre less than 1.5 miles away.

COUNCIL TAX BAND: E

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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 1110 SQ.FT. (103.2 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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