



Coppice Avenue, Ferndown
Dorset, BH22 9PW

FREEHOLD PRICE

£400,000

*“A larger than average detached bungalow,
with a 60ft west facing garden”*

This generous sized and conveniently located three double bedroom detached bungalow has a 60ft private and west facing rear garden, single garage and generous off-road parking. Tucked away in a peaceful and convenient cul-de-sac location whilst enjoying a popular residential area.

- **Entrance hall** with airing cupboard and storage cupboard
- 22ft x 17ft L-shaped **lounge/dining room** with a stone feature fireplace, marble hearth, marble mantel and stone built corner display shelf, whilst the dining area has ample space for a dining table and chairs
- **Kitchen/breakfast room** incorporating ample work surfaces, a breakfast bar, integrated Hotpoint double oven, Zanussi hob with extractor hood above, recess and plumbing for a washing machine and dishwasher, recess for a fridge/freezer, a wall-mounted gas-fired boiler, two larder cupboards, a double glazed window to the side aspect and a double glazed door leading out to the side path
- **Bedroom one** is a good sized double bedroom enjoying a view over the rear garden and having a fitted floor to ceiling wardrobe with mirrored sliding doors
- **Bedroom two** is also a double bedroom enjoying a view over the rear garden
- **Bedroom three** is a double bedroom with a double glazed window the side aspect
- **Shower room** incorporating a shower cubicle, wash hand basin with vanity storage beneath and fully tiled walls
- Separate **cloakroom** which is fully tiled
- **Rear garden** facing a **westerly aspect**, this is a particular feature of the property as it measures approximately 60ft x 40ft, is fully enclosed and has a large paved patio area adjacent to the rear of the property whilst the remainder of the garden is mainly laid to lawn, surrounded by well-stocked flower beds. Within the garden there is a greenhouse
- Front block paved driveway providing **off-road parking** for approximately four to five vehicles, in turn leading up to a single garage
- Landscaped front garden for ease of maintenance
- **Single garage** with a metal up and over door, a personal door, window, light and power
- Double glazing, UPVC fascias and soffits and a replacement gas-fired central heating system

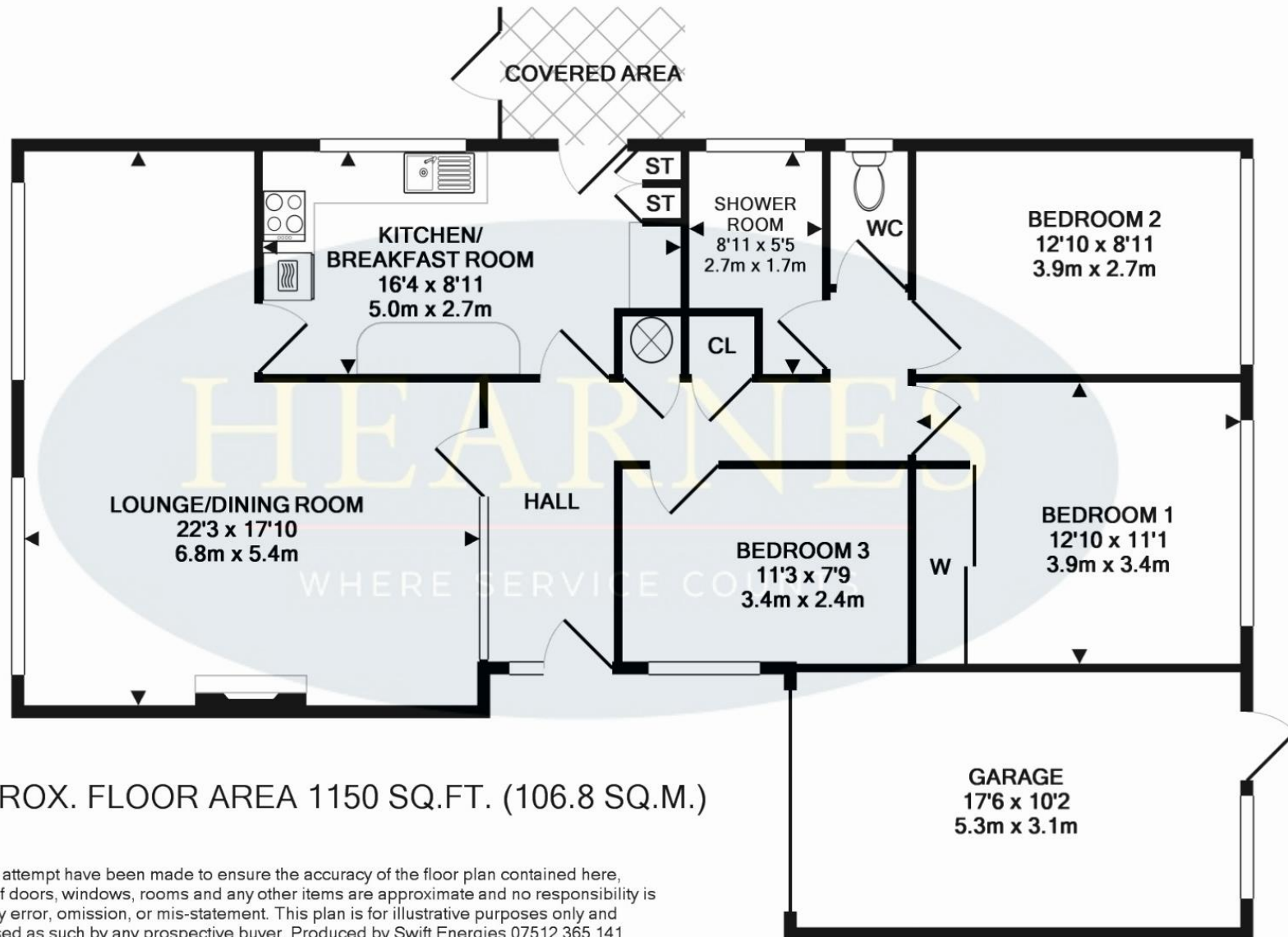
Ferndown's town centre is located less than 1.5 miles away and offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

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 1150 SQ.FT. (106.8 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141
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