



Coppice Avenue
Ferndown, Dorset BH22 9PU

FREEHOLD PRICE OIEO £450,000

“A generous sized bungalow with a private garden, offered with no onward chain”

This well maintained and generous sized three bedroom detached bungalow has a 50' enclosed private garden, single garage and a driveway providing generous off road parking.

This well proportioned bungalow has been extremely well maintained and has also undergone a number of recent improvements. The property enjoys a popular and convenient location and now comes to the market offered with no onward chain.

- **Three bedroom detached bungalow**
- 14' x 12' Spacious **entrance hall**
- Separate **cloakroom** finished in a stylish white suite with fully tiled walls
- 22' x 18' L shaped and dual aspect **lounge/dining room**
- The **lounge area** has a large double glazed picture window facing a southerly aspect flooding this room with lots of natural light
- **Dining area** has ample space for dining table and chairs and a double glazed door leading out into the garden
- 13' **Kitchen** incorporating roll top work surfaces with a good range of base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for washing machine, space for fridge freezer, larder cupboard, wall mounted gas fired Worcester boiler (replaced April 2021), door leading out into the rear garden
- **Bedroom one** is a good size double bedroom benefitting from a fitted double wardrobe
- **Bedroom two** is also a good size double bedroom benefitting from an excellent range of fitted bedroom furniture to include double wardrobe, drawer storage, bedside cabinets and a further fitted wardrobe with mirrored sliding doors
- **Bedroom three** is a good size single bedroom
- Recently re-fitted **shower room** finished in a stylish white suite incorporating a good size corner shower cubicle, WC, pedestal wash hand basin, fully tiled walls
- The **rear garden** measures approximately 50' x 25', is fully enclosed and offers a good degree of seclusion. Adjoining the rear of the property there is a paved path which leads round to a small area of side patio and round to a side gate which opens onto the side driveway. There is a large area of paved patio and a useful timber storage shed. The remainder of the garden laid to lawn which is bordered by well stocked flower beds
- A **side driveway** provides generous off road parking for several vehicles and in turn leads up to a single garage
- Single **garage** is a metal up and over door, light and power
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired central heating system with a replacement boiler. The property has solar panels which we are led to believe are owned on a lease contract

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away.

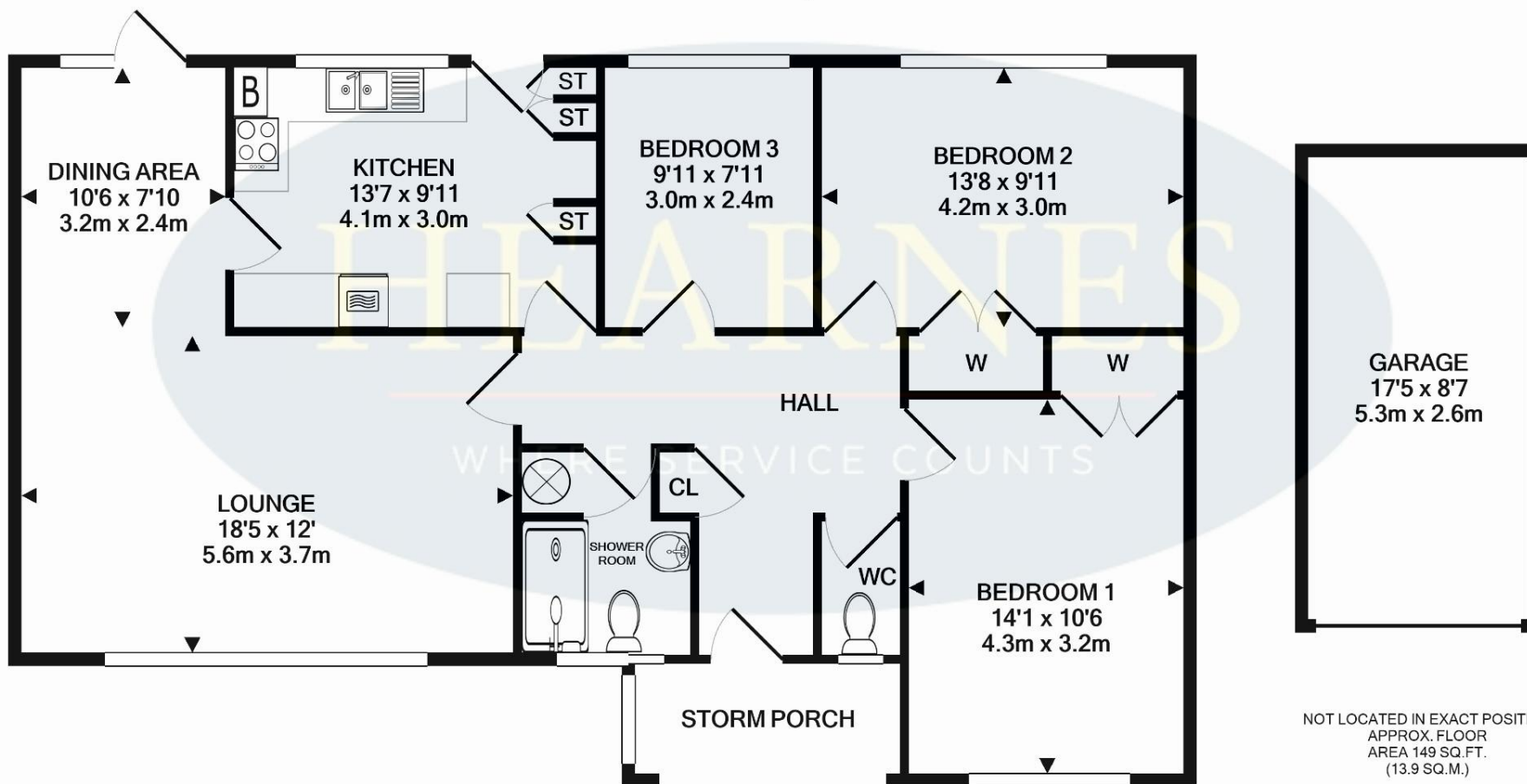
COUNCIL TAX BAND: D EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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 1184 SQ.FT. (110.0 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
Made with Metropix ©2021



GROUND FLOOR
APPROX. FLOOR
AREA 1035 SQ.FT.
(96.1 SQ.M.)

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 149 SQ.FT.
(13.9 SQ.M.)

