



Coppice Avenue,
Ferndown, Dorset, BH22 9PP

FREEHOLD PRICE

£375,000

“Attractive Georgian style family home set on a secluded corner plot in a convenient location”

This attractive and conveniently located Georgian style three bedroom detached family home is positioned on a good size corner plot with a south facing rear garden and single garage.

The property is situated in a convenient location close to local shops and just a short distance to Ferndown town centre and local schools and offers ample opportunity to improve and enhance.

- **Conveniently located three bedroom detached Georgian style detached house**

Ground floor:

- Georgian style front door leading to **entrance hall**
- **Entrance hall** with arch feature
- **Cloakroom** incorporating a white WC and pedestal wash hand basin with Georgian style window
- **25' Lounge/dining room** with the lounge area having modern electric fire & surround and large Georgian style bay window overlooking the front garden
- **Dining area** has Georgian style patio doors leading out onto a patio which leads to the rear garden
- **15' Kitchen/breakfast room** with ample roll top worksurfaces and floor and wall mounted units incorporating a Gloworm gas boiler and breakfast bar, space for breakfast table and chairs, integrated oven/hob and extractor, recess and plumbing for washing machine, recess for fridge/freezer, door leading out into the rear garden and door leading to front garden

First floor:

- Large double **master bedroom** with double integral wardrobe
- **Second bedroom** also a double bedroom with integral wardrobe
- **Third bedroom** is a good size single bedroom
- **Family bathroom** fitted in a white suite incorporating a bath with mixer taps and shower attachment over, WC and pedestal wash hand basin

Outside:

- Attractive south facing 35' x 30' **rear garden** designed with ease of maintenance in mind with attractive plants, shrubs and tropical plants set over 2 levels. There is access to the garage from the rear garden
- **Single garage** with up and over door, power and light
- **Driveway** providing off road parking
- The property has definite 'curb appeal' as the **front garden** has a lovely tropical plant as the feature in a circle of grass surrounded by a gravelled pathway
- **Further benefits include;** double glazing, gas fired central heating system, UPVC fascias & soffits.

Ferndown town centre is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping leisure and recreational facilities along with local schools and convenient bus routes.

COUNCIL TAX BAND: D

EPC RATING: C

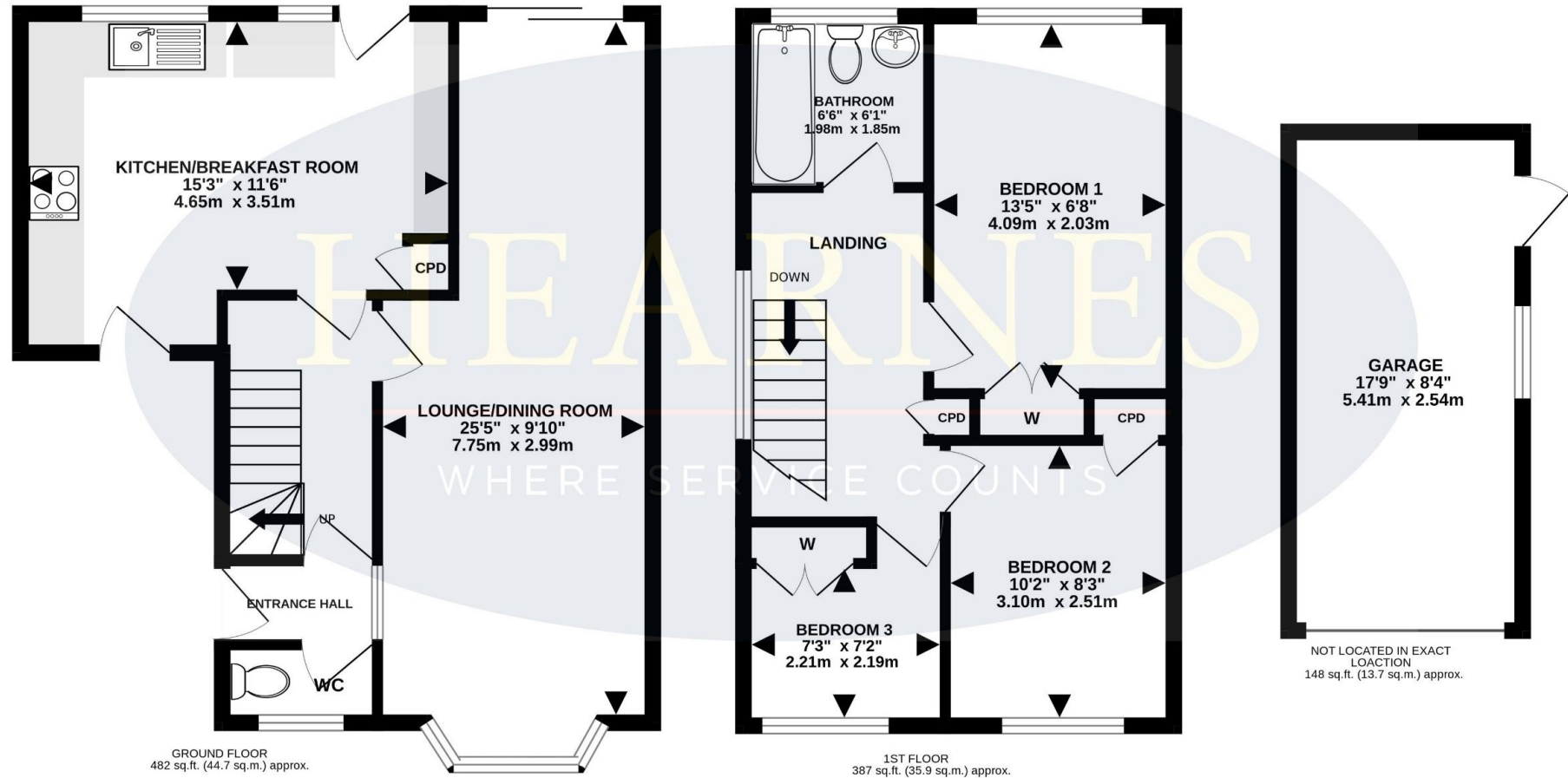
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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