



**Coppice Avenue  
Ferndown, Dorset, BH22 9PX**



# FREEHOLD PRICE

## £350,000

***“Exceptionally well presented, semi-detached bungalow with double glazed conservatory, landscaped rear garden, detached garage and convenient car port”***

This well maintained semi-detached bungalow is located in a small cul-de-sac only 400 yards from a local convenience store, regular bus routes and only 1 mile from Ferndown town centre shops and amenities.

The accommodation comprises two double bedrooms served by a modern bathroom with wall mounted shower and fully tiled walls, a cosy formal living room with wood laminate flooring and double glazed French doors to the impressive double glazed conservatory that makes full use of the rear garden aspect and private outlook together with a modern fitted kitchen and double glazed door to the side driveway conveniently covered by aluminium car port behind timber double security gates.

Other benefits include double glazing, gas radiator heating, refitted carpets and recently redecorated white gloss doors and general décor, a detached garage with power and light, driveway parking for 2/3 vehicles and safe storage of a motor home behind the timber gates beneath the car port, landscaped frontage and wonderful low maintenance rear garden and westerly facing patio.

- **Entrance hall** doors to airing cupboard and store, hatch to loft
- **Living room** with double glazed French doors and windows
- **Conservatory** triple aspect double glazed windows and French doors and pitched tinted glazed roof
- **Kitchen** featuring a range of floor and wall mounted units with worktops, sink unit, double glazed window to the rear aspect, integrated oven and inset gas hob, space and plumbing for washing machine and fridge, wall mounted gas boiler, double glazed door to side
- **Bedroom one** double glazed window to the front aspect
- **Bedroom two** with double glazed window to the front aspect
- **Bathroom** fitted in a modern white suite comprising panelled bath with glazed shower screen and wall mounted shower, WC, wash hand basin, double glazed window, tiled walls
- **Front garden** thoughtfully landscaped with low maintenance in mind, driveway parking for 2/3 vehicles and safe storage of a motor home through secure double gates to a covered car port which in turn leads to the garage
- **Detached single garage**
- **The rear garden** has a wonderful private south westerly aspect garden with paved patio and patio and path over a level lawn and superb patio catching all day sun, enclosed by timber fencing and feature trellis with mature creepers and shrub borders

COUNCIL TAX BAND: C

EPC RATING: C

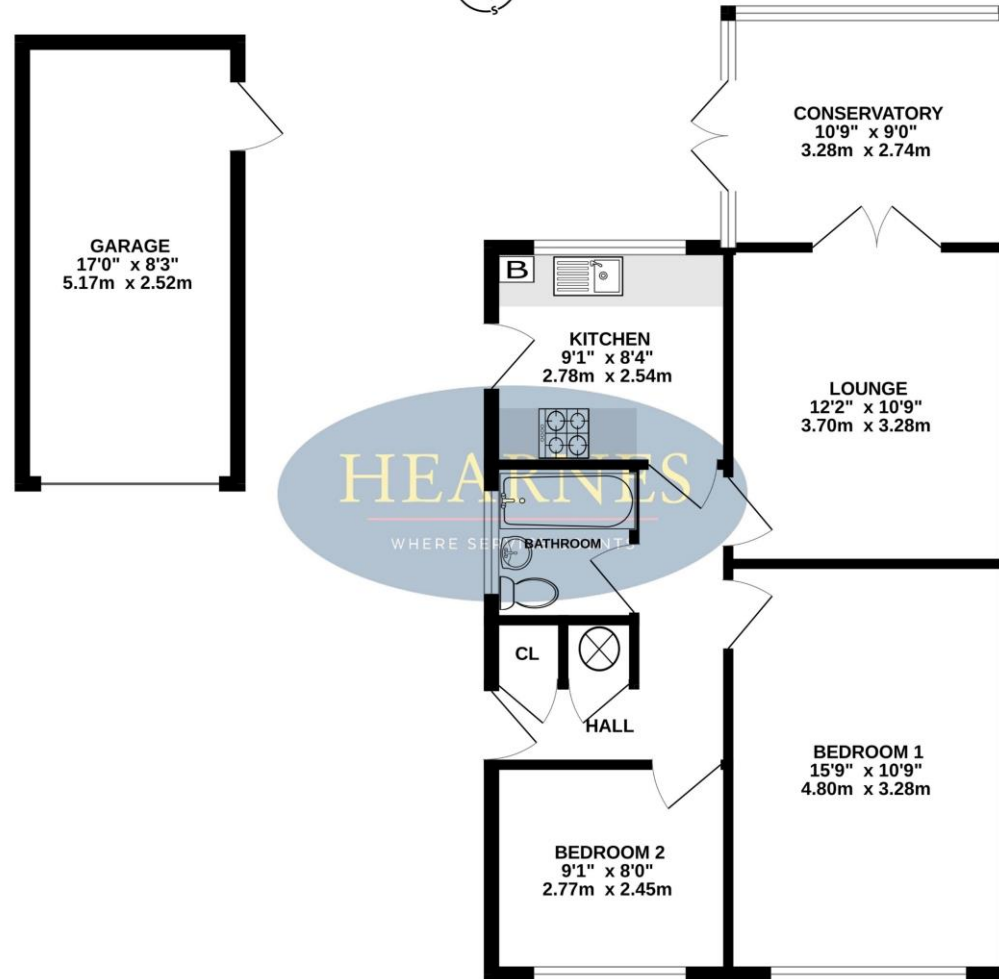
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



NOT LOCATED IN EXACT  
POSITION  
140 sq.ft. (13.0 sq.m.) approx.



GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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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