



**HEARNES**

WHERE SERVICE COUNTS

**Coppice Avenue  
Ferndown, BH22 9PJ**



# FREEHOLD PRICE

## £400,000

This well appointed detached bungalow is located in a popular and convenient location approximately 700 yards from a local convenience store and less than a mile from Ferndown town centre.

The accommodation comprises three bedrooms served by a modern refitted shower room with dual width cubicle, a fitted modern kitchen and adjoining lounge/dining room. Bedroom three currently provides access through double glazed French doors to an impressive triple aspect conservatory giving access to and overlooking the well proportioned rear garden.

Other benefits include double glazing, gas central heating, driveway parking for several vehicles to a single garage and a delightful low maintenance front and rear garden.

- **UPVC double glazed front door** to the entrance hall, L shaped with doors to storage cupboard and airing cupboard with slatted shelving, wood laminate flooring and hatch to loft space
- **Lounge/dining room** – open plan in two sections with two double glazed windows to the front aspect, space for dining table and chairs, doorway through to the kitchen from the dining area
- **Kitchen** - modern fitted kitchen comprising a range of base and wall mounted units with adjoining worktops, single drainer sink unit, mixer tap and double glazed window and opaque double glazed door to the side aspect giving access to both front and rear, integrated Neff oven and inset Neff four ring gas hob with extractor above, space for fridge/freezer, space and plumbing for washing machine, wall mounted Worcester gas combination boiler, double doors to pantry style cupboards, tiled flooring and door to the hallway
- **Bedroom one** – double glazed window to the rear aspect
- **Bedroom two/reception room** – this room is set up as a bedroom with fitted wardrobes, double glazed patio doors giving access to the conservatory
- **Conservatory** – triple aspect double glazed windows and French doors giving access to and overlooking the rear garden, angled polycarbonate roof
- **Bedroom three**– double glazed window to the side aspect
- **Shower room** – well proportioned shower room with modern white suite comprising a dual width walk in shower cubicle with glazed screen and wall mounted shower unit, wash hand basin, WC, two double glazed windows to the side aspect and door to airing cupboard, tiled splashbacks and heated ladder style radiator

### Outside

- Front convenient hardstanding driveway with convenient turning space, section of gravel and gated access to both sides to the rear garden
- **Garage** with up and over door
- The **rear garden** is a particularly private garden measuring approximately 45' x 40', is landscaped to provide low maintenance with patio and sections of gravel around ornamental patios and mature shrub and flower borders

**COUNCIL TAX BAND: D**

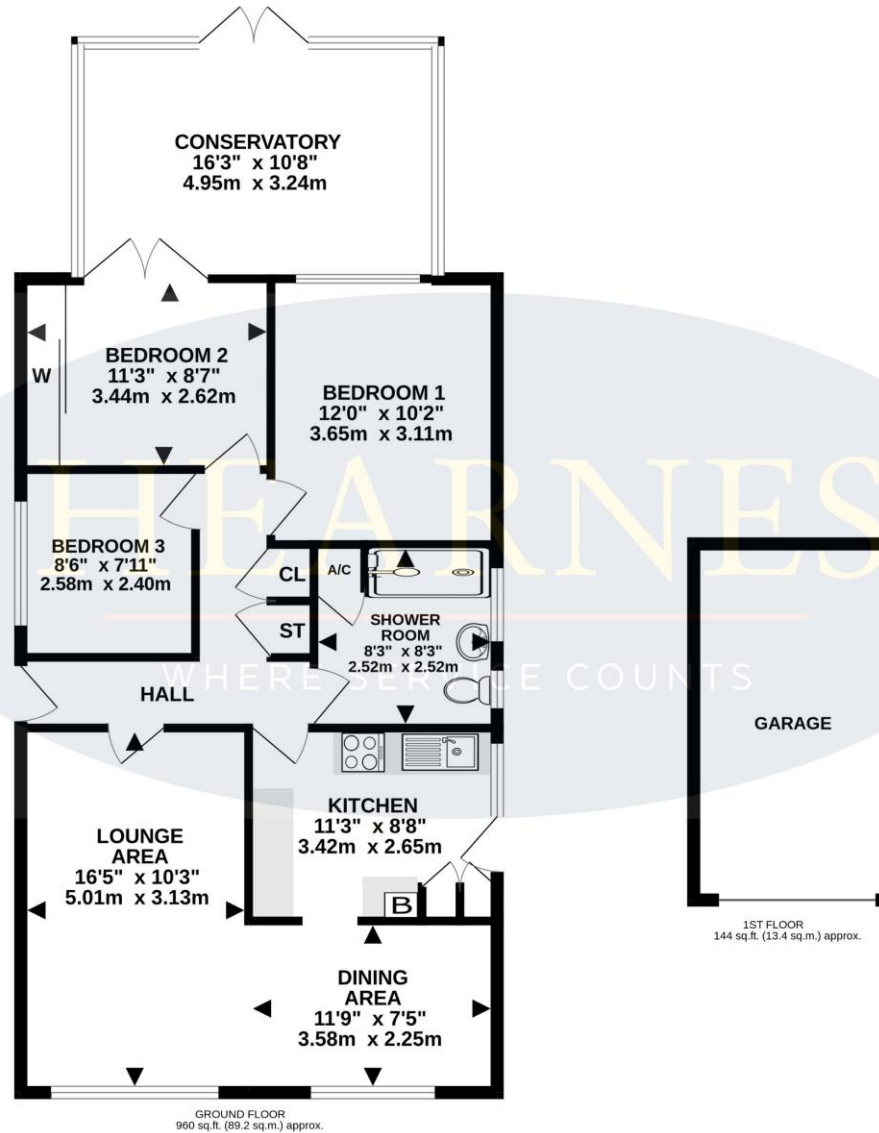
**EPC RATING: C**

***“Well presented detached bungalow offered with no forward chain with three bedrooms, lounge/dining room and impressive conservatory”***



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TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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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