



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

FREEHOLD PRICE

£350,000

“A recently modernised and deceptively spacious bungalow with a secluded and landscaped south facing rear garden”

This beautifully finished and recently modernised two double bedroom, one shower room and separate cloakroom semi-detached bungalow has a landscaped southerly facing and secluded rear garden, with a driveway providing generous off-road parking.

This light and deceptively spacious bungalow has recently undergone an extensive programme of modernisation finished to an extremely high standard. Modernisation works include replacement double glazing, landscaped front and rear gardens. The property comes to the market offered with no forward chain.

- **A recently modernised two double bedroom semi-detached bungalow with a south facing garden, offered with no chain**
- Spacious **entrance hall**
- **Separate cloakroom** with a stylish white suite
- **20ft Lounge/dining room** with French doors leading out to the rear garden
- **18ft Kitchen/breakfast room** incorporating ample slimline worktops with a good range of high gloss base and wall units, integrated oven, hob and extractor, dishwasher, washing machine and fridge/freezer, ample space for a breakfast table and chairs, door leading out to the side driveway and French doors leading out to the landscaped rear garden
- **Bedroom one** is a generous sized double bedroom benefitting from fitted double wardrobes
- **Bedroom two** is also a double bedroom
- **Shower room** beautifully finished in a stylish white suite incorporating a good sized shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath and tiled floor
- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, has been landscaped, faces a **southerly aspect** and has maximum overall measurements of 30ft x 30ft. Adjoining the rear of the property there is a good sized raised decked seating area, with decked timber sloping path leading down to a newly laid lawn. The garden itself is fully enclosed by fencing, with a side gate opening up to the side driveway
- Front driveway providing **generous off-road parking**
- Within the rear garden there is a **former detached single garage**, which now has restricted vehicle access. The garage has light, power and a metal up and over door
- Further benefits include double glazing, UPVC fascias and soffits and a gas-fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away.

COUNCIL TAX BAND: C

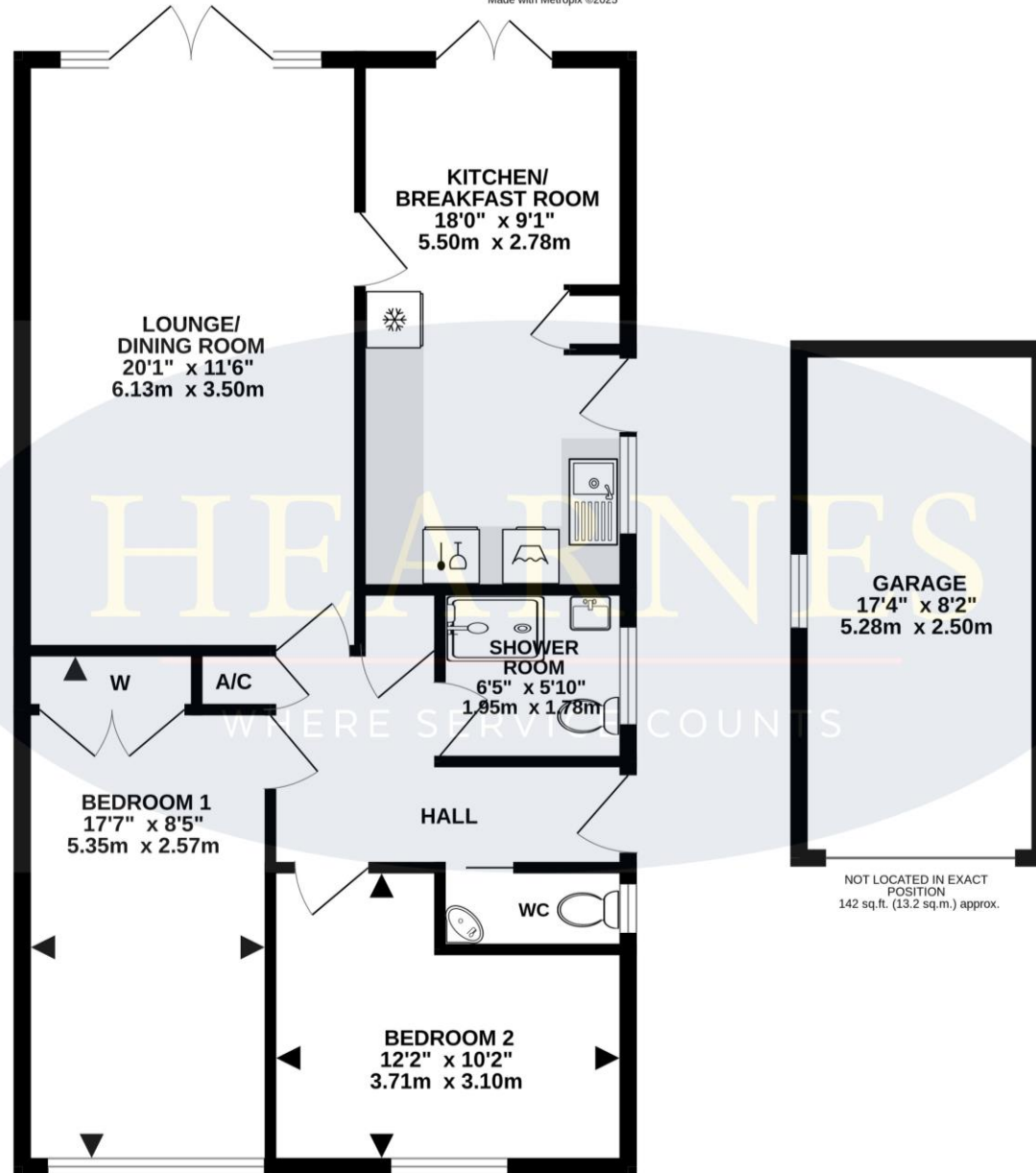
EPC RATING: D

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TOTAL FLOOR AREA : 918 sq.ft. (85.3 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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GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.

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