



**Coppice Avenue,
Ferndown, BH22 9PT**

FREEHOLD PRICE £400,000

“A superbly presented detached two bedroom bungalow with modern kitchen, shower room, garage and southerly aspect rear garden”

A superbly presented detached traditional bungalow situated in a quiet cul de sac close to shops and regular bus routes, providing two double bedrooms, modern shower room, lounge/dining room, conservatory and southerly aspect, rear garden and garage only 200 yards from the local convenience store, regular bus route, and access to Ferndown town centre.

The accommodation comprises two double bedrooms, both with fitted wardrobes, served by a stylish modern refitted shower room with walk in shower cubicle, a spacious open plan living and dining area with sliding patio doors to a double glazed conservatory, overlooking and providing access to the rear garden, a modern fitted kitchen with door to the side aspect.

Other benefits include gas central heating, double glazing, convenient entrance porch, and further lobby leading to the lounge. Driveway and parking to a single garage and a well maintained southerly aspect rear garden ad patio.

- **Entrance porch** with double glazed door and opaque windows with further door to the entrance lobby
 - **Entrance lobby** with door to lounge
 - **Lounge/dining room** is a spacious, open plan room with window to the front aspect, door to inner hallway and sliding patio doors in the dining area to the conservatory
 - **Conservatory** with triple aspect windows and French doors giving access and overlooking all aspect of the southerly facing rear garden
 - **Modern kitchen** comprising range of base and wall mounted units with adjoining worktops, integrated, raised oven and grill, inset ceramic hob, one and a half bowl sink unit with window above overlooking the garden and further door giving access to the side, space and plumbing for washing machine and tall standing fridge/freezer, additional larder cupboard, wall mounted gas boiler with space below for tumble dryer
 - **Inner hall** with doors to bedrooms and shower room
 - **Bedroom one** with window to the front aspect, range of fitted wardrobes with mirror fronted partial double doors
 - **Bedroom two** with window to the rear aspect, range of fitted wardrobes around double bed recess
 - **Shower room** with modern refitted shower room with fully tiled walls, walk in dual shower unit, wash hand basin, WC, window and door to the airing cupboard housing the hot water tank
- Outside**
- **Front section of garden** with well maintained shrub and flower borders with driveway parking in turn leading to a single garage
 - **Single garage** with up and over door, internal light and power
 - **Rear garden** is a delightful landscaped southerly aspect garden with a section of level lawn and paved pathways and patios leading around sections of mature, well-tended shrub and flower borders, enclosed by timber fencing with secure gated access to the side leading back to the driveway

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately one mile away

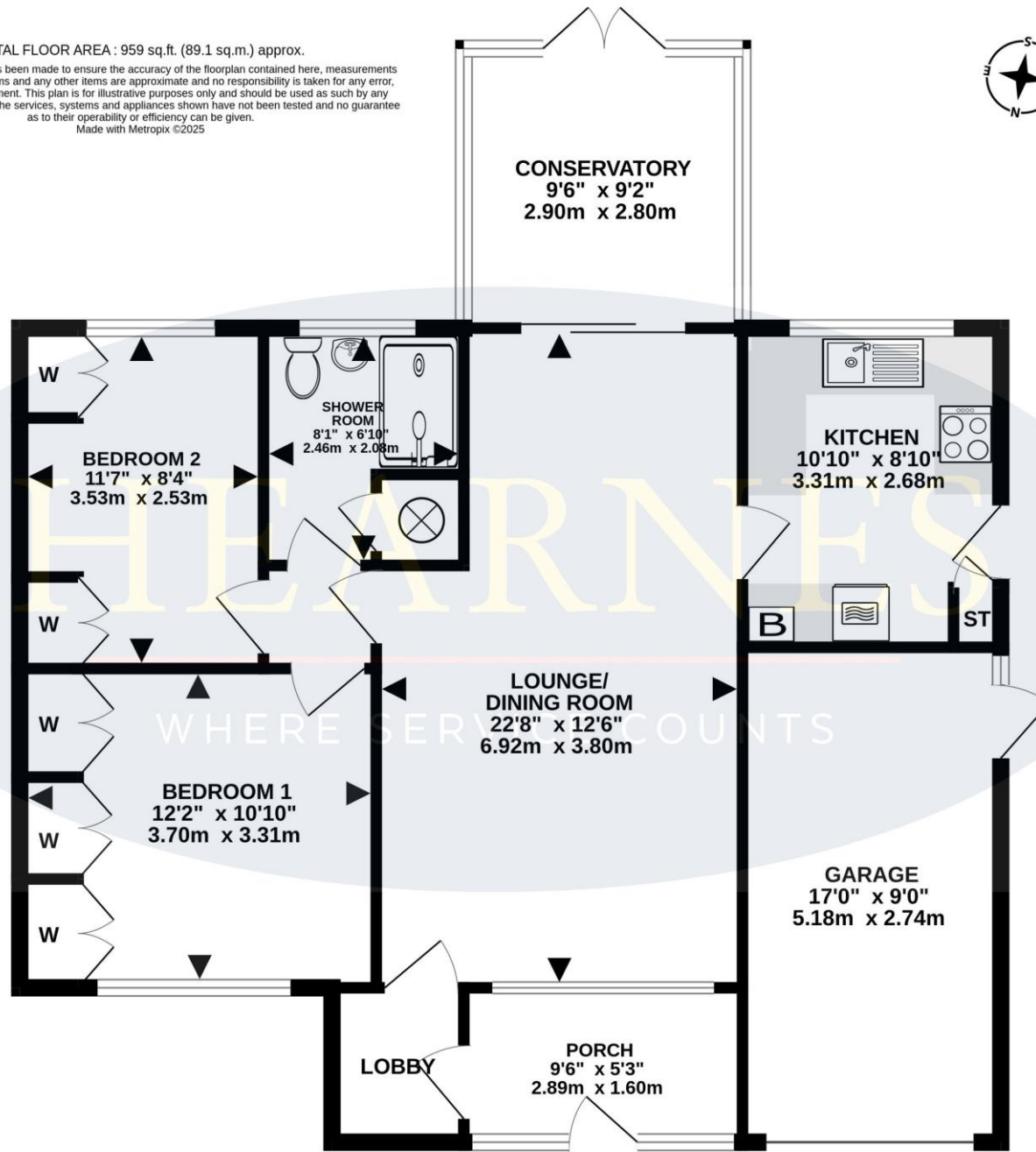
COUNCIL TAX BAND: C

EPC RATING: D



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TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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