



Coppice Avenue
Ferndown, Dorset, BH22 9PX

FREEHOLD PRICE

£325,000

“Versatile semi-detached bungalow extended to provide 3 bedrooms, lounge/dining room, study room and kitchen/breakfast room, garage and no forward chain ”

This deceptively spacious semi-detached bungalow has been extended to the rear and has a converted roof space with flexible accommodation to comprise two ground floor bedrooms and further first floor bedroom and reception/office room, a 20ft 4in lounge/day room and spacious kitchen/breakfast room.

Other benefits include a modern fully tiled bathroom, double glazing, gas central heating and recently fitted boiler (13 months old), driveway, parking leading to a single garage and a private west facing rear garden, double glazed front door to the entrance hall with original wood block flooring, double cupboard.

- **Deceptively spacious, three bedroom semi-detached bungalow with converted roof space**

Ground floor:

- **Kitchen/breakfast room** open plan comprising a range of base and wall mounted units with worktops leading round to form a breakfast bar, 1.5 sink unit with double glazed window above overlooking the garden, integrated oven and inset 4 ring gas hob and extractor above, fridge/freezer, double glazed door giving side access, plumbing for washing machine, doors to cupboard housing recently fitted Worcester combination gas boiler (installed January 2024), double glazed window
- **Dining room** – stairs to first floor, open plan living area, double glazed sliding patio doors to the rear garden
- **Bedroom one** double glazed window to the front aspect, range of fitted timber wardrobes
- **Bedroom three** double glazed window to the front aspect
- **Bathroom** fully tiled with matching white suite comprising panelled bath with shower attachment, WC, wash hand basin, double glazed window

First floor:

- **Landing/study room** with double glazed Velux window, eaves storage, ideal as an occasional bedroom or a work from home/hobbies area with a door to:
- **Bedroom two** double glazed Velux window, eaves storage, wood panelling throughout

Outside:

- **The front driveway** provides parking for 2/3 vehicles and there is a section of garden with a gate to the side giving access to a rear garden
- **The garage** is detached with up and over door
- **The rear garden** offers a good deal of seclusion as is enclosed and measures 30ft x 36ft

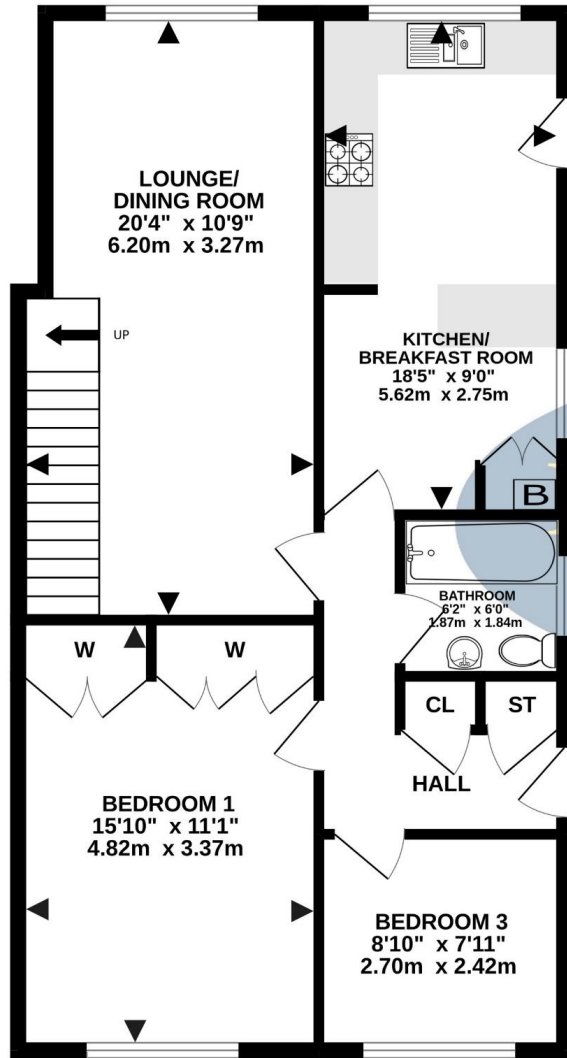
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.

COUNCIL TAX BAND: D

EPC RATING: D

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.





GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.

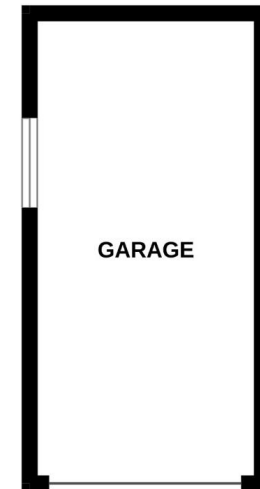
TOTAL FLOOR AREA : 1161 sq.ft. (107.8 sq.m.) approx.

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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1ST FLOOR
259 sq.ft. (24.0 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
147 sq.ft. (13.7 sq.m.) approx.



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