



FOR SALE
HEARNES
01202 890034

HEARNES
WHERE SERVICE COUNTS

**Coppice Avenue
Ferndown BH22 9PX**

FREEHOLD PRICE

£425,000

“Superbly appointed bungalow with en-suite bathroom, modern kitchen, private rear garden and no chain”

This well presented detached bungalow is set on a corner plot providing excellent privacy in a prime location within a short distance of a local convenience store and regular bus routes to nearby Ferndown town centre.

The accommodation comprises of three bedrooms two of which have fitted wardrobes, an ensuite shower room to bedroom one, a stylish family bathroom, an L shaped living room and dining area and a modern refitted kitchen.

Other benefits include three year old replacement Worcester combination boiler, recent double glazing, driveway with parking for two to three vehicles, single garage, dual aspect front garden and a wonderful private rear garden in two sections and a secluded outlook.

- UPVC door to **entrance hall**
- **Living room**, large double glazed window to front aspect, open plan to the dining area
- **Dining area**, further double glazed window to front aspect
- **Kitchen** refitted with a modern kitchen comprising of a range of base and wall mounted units and worktops, integrated oven and ceramic hob, single unit with space, power and plumbing for appliances below, wall mounted combination gas boiler, double glazed window and door to side driveway, wood laminate flooring
- **Bedroom one**, double glazed window to rear aspect, built in wardrobes, door to en-suite
- **Ensuite**, modern matching suite comprising of low level WC, wash hand basin, shower cubicle, tiled splashbacks, double glazed window and chrome towel rail
- **Bedroom two**, double glazed window to rear aspect, built in mirror fronted wardrobes
- **Bedroom three**, double glazed window to side aspect
- **Bathroom**, stylish refitted modern suite comprising of panelled bath with shower attachments and glazed screen, vanity unit with inset wash hand basin, low level WC, opaque double glazed window contrasting tiled walls

Outside

The properties position provides driveway parking for several vehicles to a single garage with an up and over door, section of gravel for further parking and a superb private rear garden mainly laid to lawn with section of patio, timber shed, mature shrub and flower borders, enclosed by timber fencing.

COUNCIL TAX BAND: D

EPC RATING: C

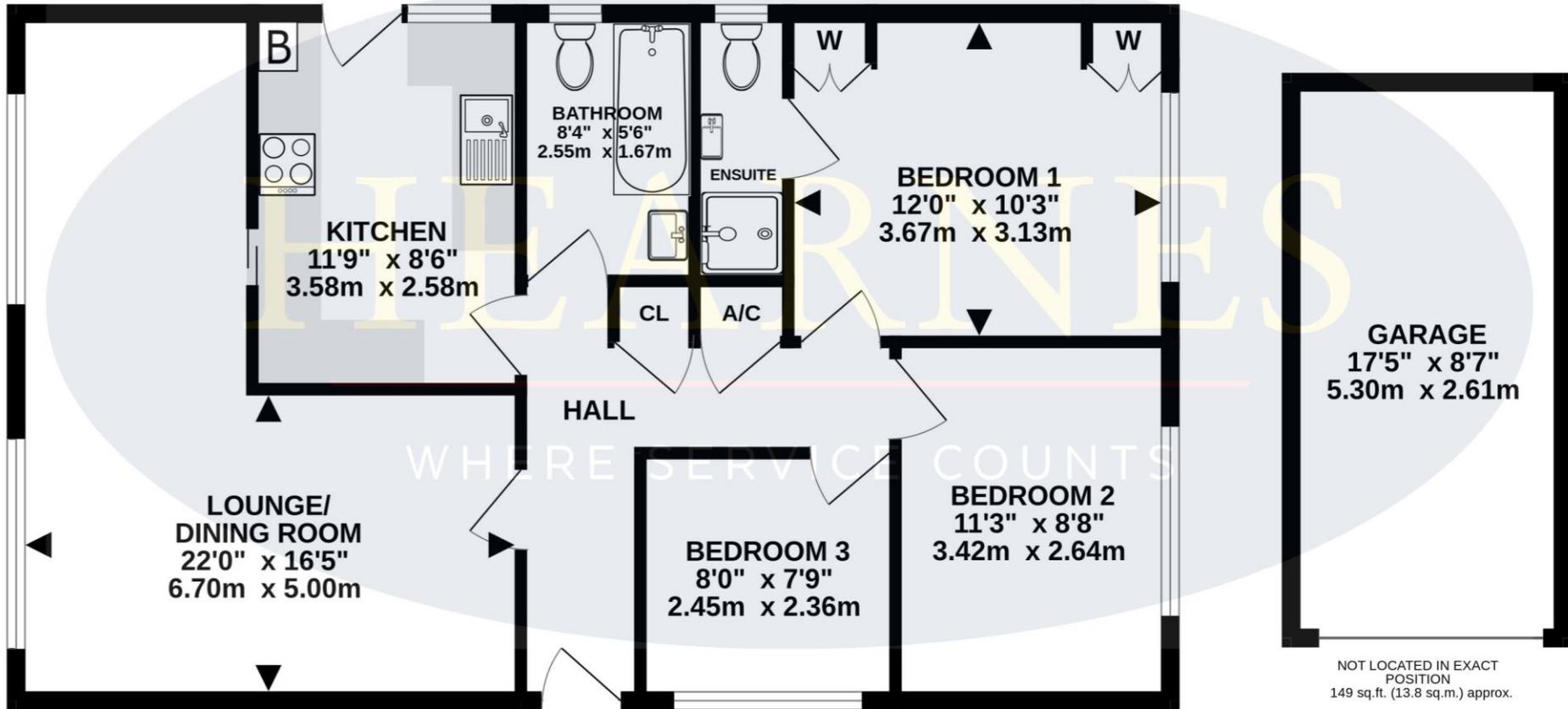


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TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

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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GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
149 sq.ft. (13.8 sq.m.) approx.

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