



Coppice Avenue
Ferndown, Dorset BH22 9PL

FREEHOLD PRICE

GUIDE PRICE £350,000

“A substantially enlarged and modernised bungalow with a private enclosed garden”

This modernised and extended two bedroom semi-detached bungalow has a private enclosed garden, single garage and driveway. The property is tucked away in a pleasant cul-de-sac location within a popular residential area.

The current owners have beautifully finished and substantially enlarged this deceptively spacious bungalow, an early viewing is strongly recommended.

- **GUIDE PRICE £350,000 - £360,000**
- **Two double bedroomed semi detached bungalow**
- 11' x 8' **Entrance hall** with boiler cupboard and coat cupboard
- 20' **Lounge/dining room** with double glazed French doors leading out into the enclosed garden
- 16' Stunning, beautifully finished **kitchen/breakfast room**
- **Kitchen area** incorporates extensive slimline work tops which continue round to form a breakfast bar. A good range of high gloss wall and base units, recess plus plumbing for washing machine, integrated oven, hob and extractor, recess plus plumbing for dishwasher, attractive tiled splashbacks, polished porcelain tiled floor which continues through to the dining area
- **Dining area** has ample space for a breakfast table and chairs, double glazed French doors leading out to the rear garden
- 14' Impressive **master bedroom** benefitting from three fitted double wardrobes
- **Bedroom two** is a good sized single bedroom
- **Shower room** fitted in a stylish white suite to incorporate a large walk-in shower area with a chrome raindrop shower head and separate shower attachment, contemporary wash hand basin with vanity storage beneath, fully tiled walls and flooring
- The **rear garden** has a maximum overall measurement of 30' x 30', offers a good degree of privacy and is fully enclosed. Adjoining the rear of the property there is a paved patio area with the remainder of the garden predominantly laid to lawn and bordered by well stocked flower beds. There is also a further area of raised patio.
- A side **driveway** provides off road parking for 3 to 4 vehicles and in turn leads up to a single garage
- The single **garage** has a side door, light and power and a metal up and over door
- **Further benefits** include a replacement gas fired central heating system, double glazing and UPVC fascias and soffits

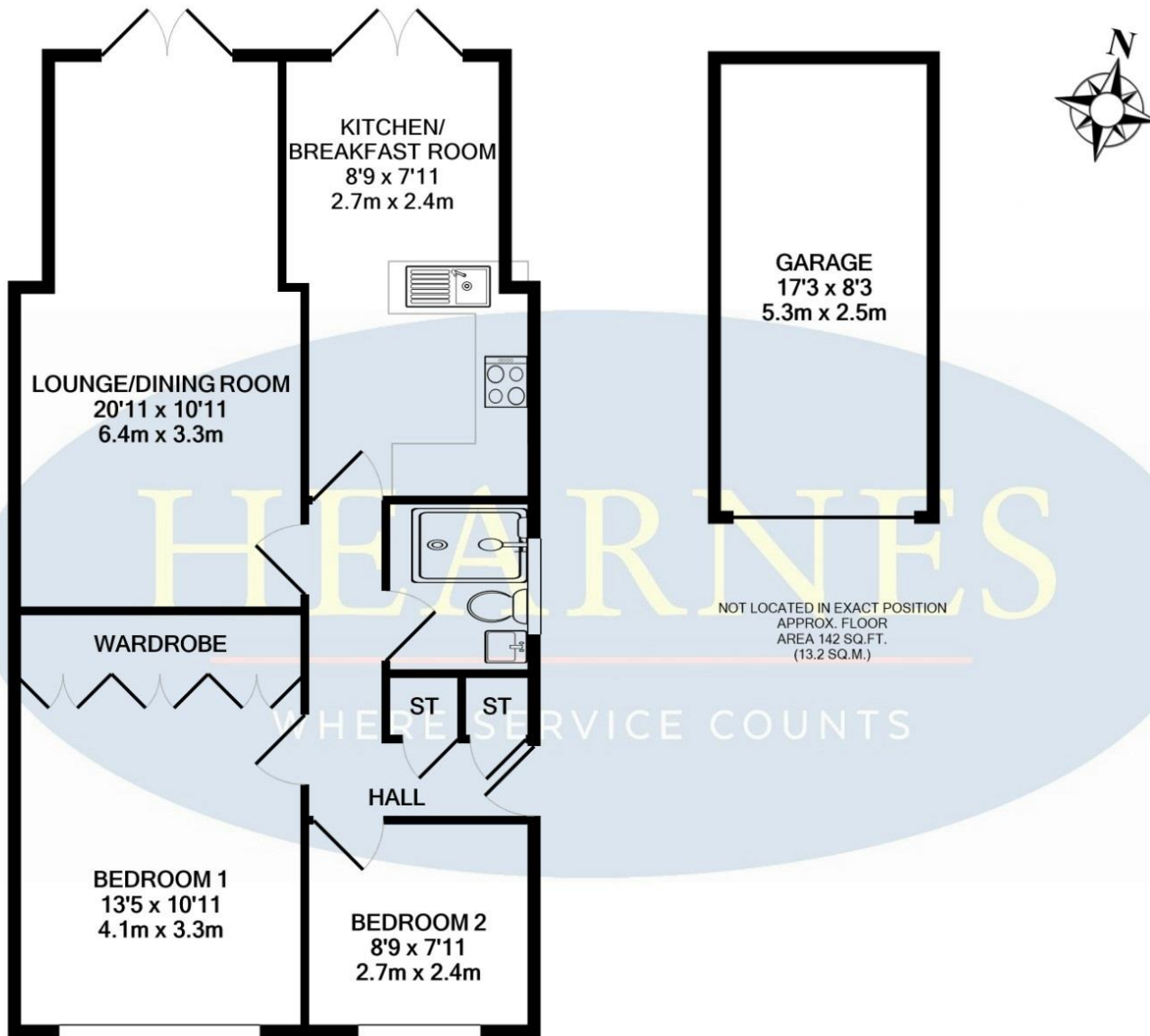
Ferndown town centre is located less than 1 mile away. Ferndown offers an excellent range of shopping and leisure facilities.

COUNCIL TAX BAND: C

EPC RATING: E

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
APPROX. FLOOR
AREA 697 SQ.FT.
(64.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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