



HEARNES

WHERE SERVICE COUNTS

**177 Coppice Avenue
Ferndown, Dorset, BH22 9PR**

FREEHOLD PRICE

£375,000

“A beautifully finished and extended bungalow with a 40’ west facing garden and converted garage”

A substantially enlarged and modernised two double bedroom semi detached bungalow with a converted loft space, 40’ west facing enclosed garden, converted garage and driveway.

This former two bedroom bungalow has undergone an extensive programme of modernisation as well as being cleverly enlarged. The garage has also been recently converted and would make an ideal home office.

- 14’ x 11’ Spacious **entrance hall** with Karndean flooring which continues throughout the majority of the ground floor accommodation
- 16’ **Kitchen/breakfast/dining room**
- The **kitchen/breakfast area** has been beautifully finished with extensive granite worktops which continues round to form a breakfast bar, inset 1.5 bowl sink and drainer, good range of high gloss base and wall units with underlighting, there is an excellent selection of integrated appliances to include electric hob with extractor canopy above, Bosch oven and microwave, Bosch dishwasher, NEFF washing machine, wine fridge and fridge and freezer
- The **dining area** has ample space for dining table and chairs and a double glazed window overlooking the rear garden
- **Lounge area** with double glazed sliding patio doors with integrated blinds opening to give access out onto the west facing rear garden
- **Bedroom one** is a generous sized 15’ double bedroom with a double glazed window to the front aspect
- Additional ground floor **double bedroom** with two double glazed Velux roof windows
- Luxuriously appointed **wet room** incorporating a walk-in shower area with chrome raindrop shower head and separate shower attachment, contemporary stone wash hand basin with vanity storage beneath, WC with concealed cistern, polished porcelain tiled floor and fully tiled walls, useful walk-in storage area

First Floor/converted loft space:

- **WC** finished in a contemporary white suite incorporating WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor and fully tiled walls
- **Generous sized space** with a double glazed Velux roof window
- **Walk-in wardrobe** with access into a generous sized loft storage area
- The **rear garden** is superb feature of the property as it measures approximately 40’ in length, faces a westerly aspect and is fully enclosed
- Adjoining the rear of the property there is a raised composite decked area with steps leading down onto a two tier lawned area which is bordered by well stocked flower beds. Also within the garden there is a useful timber storage shed
- **Former garage** has now been converted and would make an ideal home office and also has a good sized walk-in storage room
- A front block paved **driveway** provides generous off road parking. A side gate opens onto a wide side access
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired heating system

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

AGENTS NOTE: The loft space was converted approximately 23 years ago. There are currently no building regulations or planning permission for the loft conversion but an indemnity policy could be put in place.

AGENTS NOTE: Photos were taken prior to tenancy with the vendors original furniture and décor

COUNCIL TAX BAND: C

EPC RATING: D

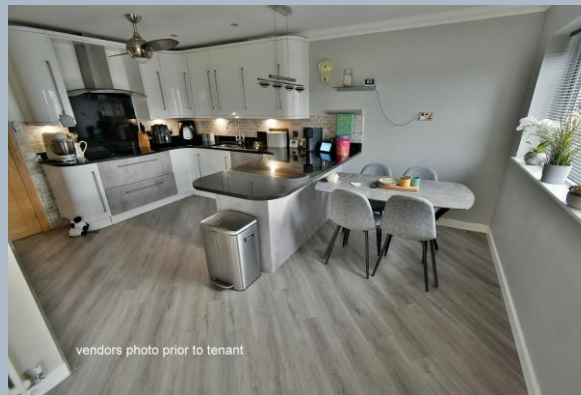
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



vendors photos prior to tenant



vendors photo prior to tenant



vendors photo prior to tenant



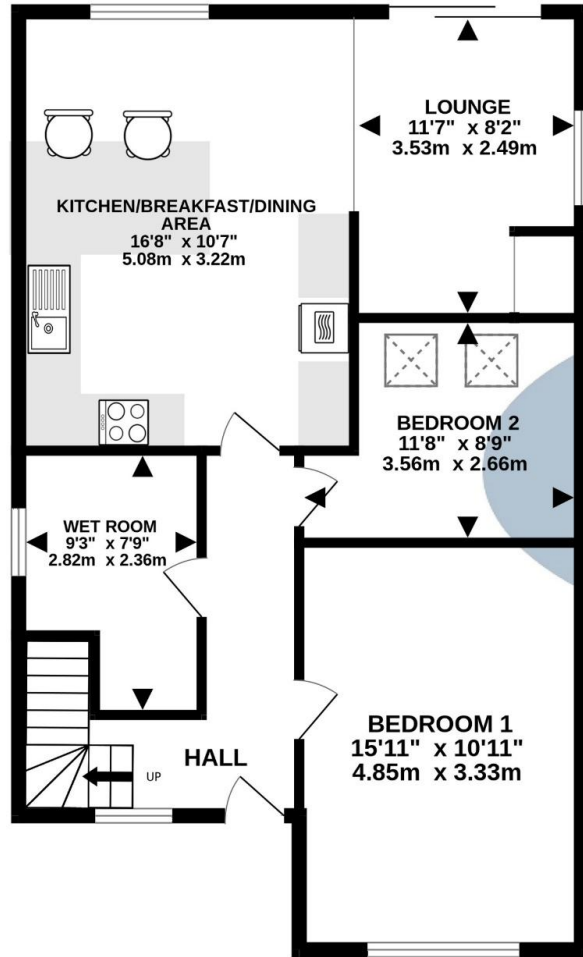
vendors photo prior to tenant



vendors photo prior to tenant



Converted garage

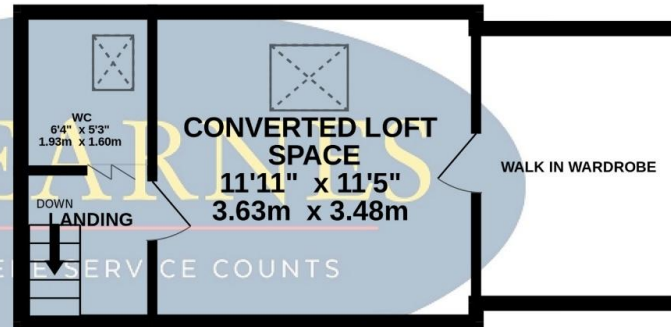


GROUND FLOOR
743 sq.ft. (69.1 sq.m.) approx.

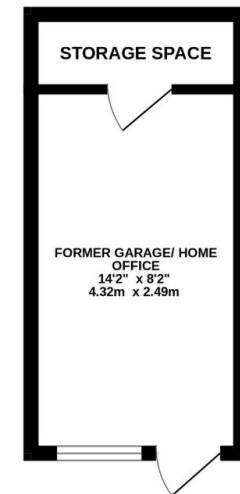
TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.

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
299 sq.ft. (27.8 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
140 sq.ft. (13.0 sq.m.) approx.



vendors photo prior to tenant



vendors photo prior to tenant



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