

# Coppice Avenue

Ferndown, Dorset BH22 9PW



**HEARNES**

WHERE SERVICE COUNTS







# *“A conveniently located and versatile 1,700sq ft family home with a 70ft west facing private garden”*

**FREEHOLD GUIDE PRICE £550,000**

This modernised and enlarged five bedroom, two bathroom, one shower room, two reception room detached chalet bungalow has a 70ft private west facing rear garden, single garage and generous off road parking. Situated in a popular and convenient location close to all local amenities.

This deceptively spacious 1,700 sq ft family home offers versatile accommodation whilst enjoying a good sized private plot in a pleasant and popular cul-de-sac location. The property can also be offered with no onward chain.

- **Five double bedroom detached chalet style family home with a 70ft enclosed rear garden**

## **Ground floor:**

- 22ft Spacious **entrance hall**
- 17ft **Kitchen/breakfast room** incorporating roll top work surfaces, a good range of base and wall units, recess for range cooker with extractor canopy above, space for American style fridge/freezer, recess plus plumbing for washing machine, integrated dishwasher, cupboard housing wall mounted gas fired boiler, fitted bench seating and breakfast bar, window overlooking the rear garden and French doors giving access
- **Lounge** with window to the front aspect
- **Home office (fully functioning)** with window to the side aspect
- **Double bedroom** enjoying a dual aspect
- **Double bedroom** overlooking the rear garden
- **Family bathroom** finished in a stylish white suite to incorporate a shower bath with shower over, WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor

## **First floor:**

- **Master bedroom** is a generous sized double bedroom enjoying a view over the rear garden
- **Walk-in wardrobe**
- **En-suite bathroom/shower room** incorporating a good size separate shower cubicle, panelled bath, WC, wash hand basin with vanity storage beneath
- Good sized **single bedroom** with fitted wardrobe and fitted single bed
- **Double bedroom** with fitted double wardrobe
- **Family shower room** finished in a white suite incorporating separate shower cubicle, WC, wash hand basin

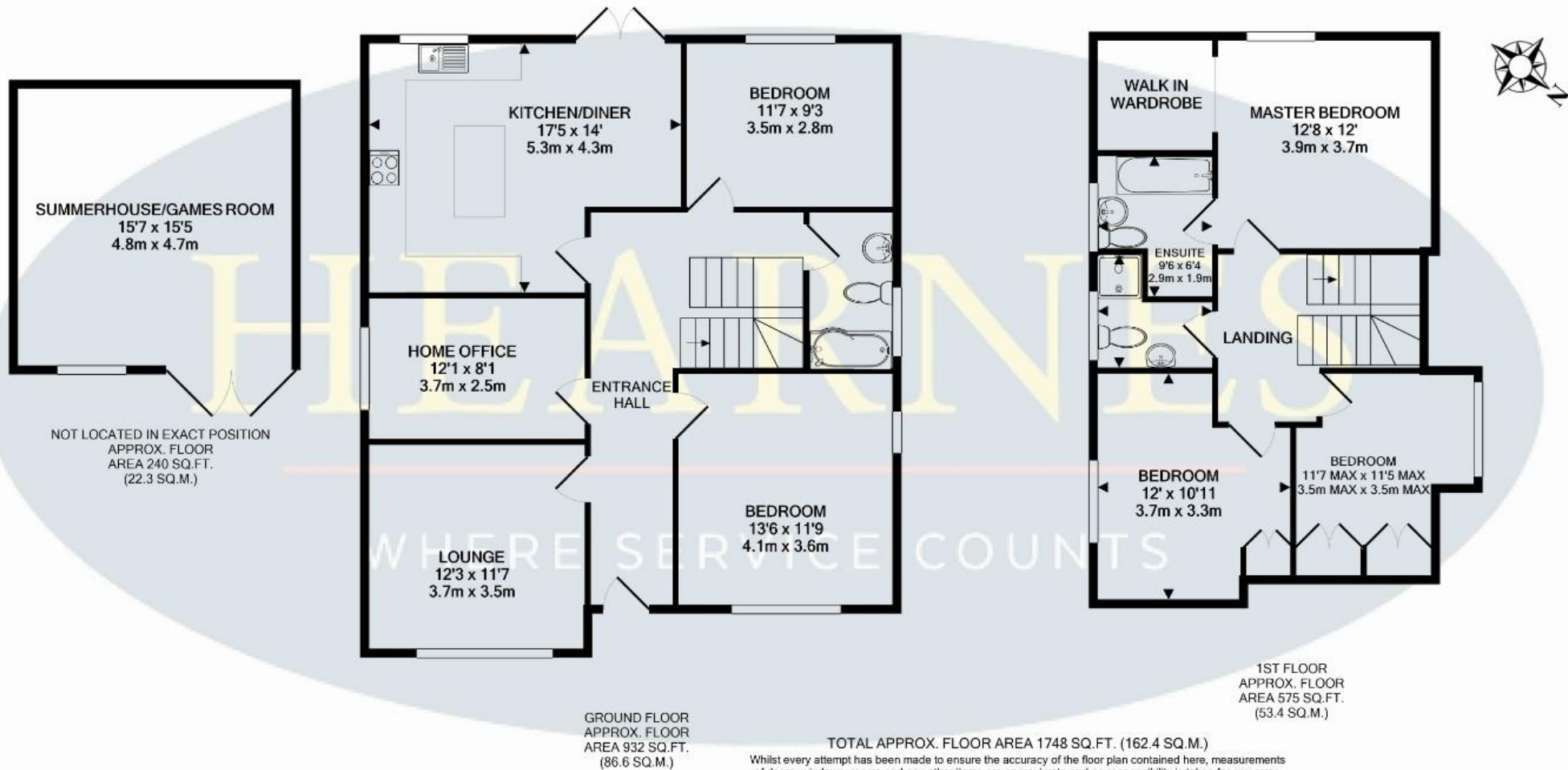
**COUNCIL TAX BAND: E**

**EPC RATING: D**









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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## Outside

- The **rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 70ft in length x 40ft in width
- Adjoining the rear of the property there is a **gravelled seating area** which continues down one side of the garden. There is a large expanse of lawn. At the far end of the garden there is a **paved patio area** and **brick built barbeque** along with a **decked seating area** and a **summerhouse/games room** which has light and power
- A **side driveway** provides generous off road parking for 2-3 vehicles and in turn leads down to a detached single garage
- **Detached single garage** has a metal up-and-over door, light and power
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired central heating system
- The property can also be offered with **no onward chain**

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





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