



177 Coppice Avenue  
, Ferndown, BH22 9PR

Guide price £375,000



# 177 Coppice Avenue

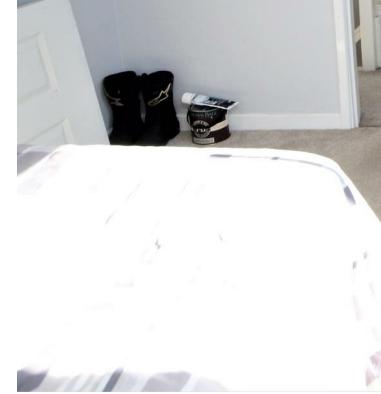
Ferndown, BH22 9PR

Offered with no onward chain, the St Quintin Property Group are delighted to offer this beautifully modernised and extended two double bedroom bungalow with a versatile first-floor ancillary hobby/occasional room.

Situated in a quiet residential location, the property is ideally positioned close to local bus routes and within a short walk of Ferndown town centre. The bungalow has been stylishly updated throughout and offers bright, contemporary living with flexible accommodation.

At the heart of the home is a stunning open-plan kitchen/breakfast room, featuring granite worktops, integrated appliances and a breakfast bar, flowing seamlessly through to the lounge. The lounge enjoys patio doors opening onto the rear garden, creating an excellent space for both relaxing and entertaining. The property offers two well-proportioned double bedrooms, complemented by a modern, high-specification shower room and a separate WC. To the first floor is a good size versatile hobby/occasional room. The former garage has been converted into a further multi-purpose occasional room, suitable for use as a games room, home office or similar.

Outside, the property benefits from off-road parking to the front, with the rear garden featuring timber-effect decking, providing an ideal space for outdoor entertaining and relaxation.





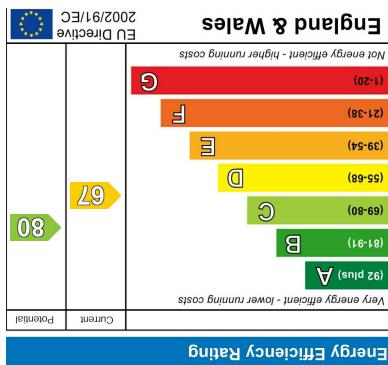
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## Viewing

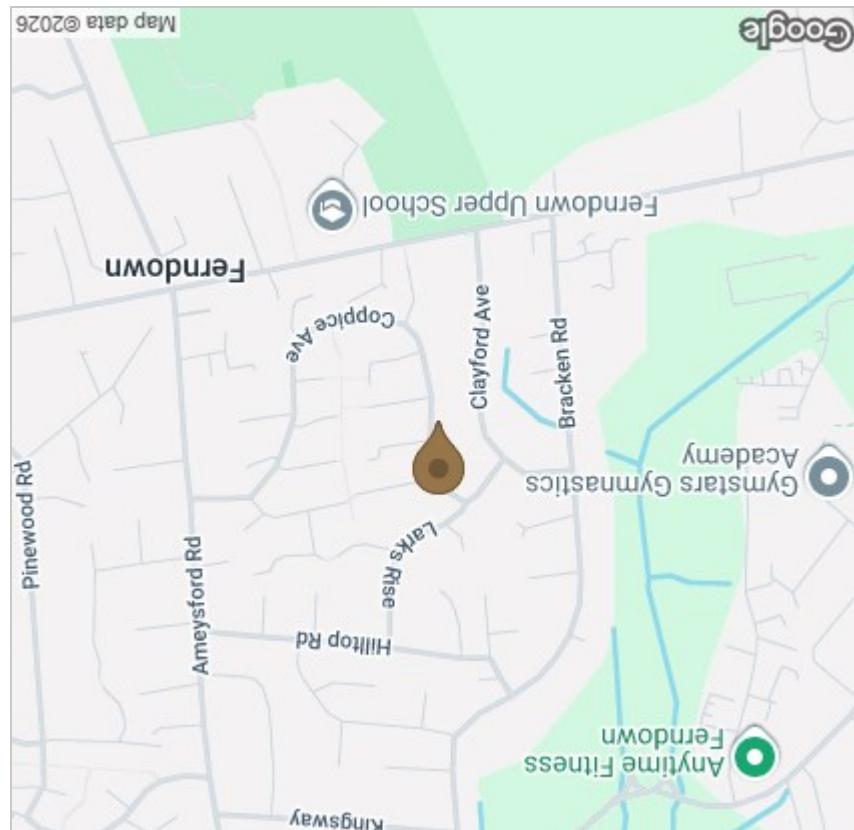
Please contact our STC Property Group Office on 0120287123  
if you wish to arrange a viewing appointment for this property or require further information.

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### England & Wales



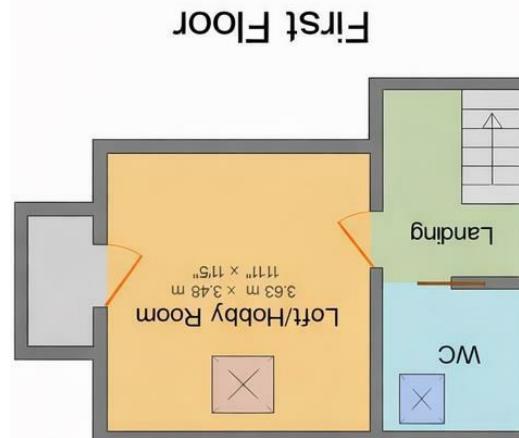
Energy Efficiency Rating



Area Map

Total approx floor area: 93.7 m<sup>2</sup> (1009.1 ft<sup>2</sup>)  
Ground Floor: 69.5 m<sup>2</sup> (748.4 ft<sup>2</sup>)  
First Floor: 24.2 m<sup>2</sup> (260.7 ft<sup>2</sup>)

## Ground Floor



## First Floor

