

Draft Particulars



Beautifully Presented 3-Bedroom Bungalow in Pleasant Location

Tenure: Freehold

Approx 73 sq meters (785 sq ft)

Totally Refurbished & Re-Modelled in 2024

**76 Coppice Avenue,
Ferndown, Dorset. BH22 9PJ**

Price £430,000

- Spacious Hall
- 'Open-Plan' Living Space
- Superb Kitchen with integrated appliances
- Conservatory leading to garden
- 3-Good Bedrooms—Luxury Wardrobes
- Quality En-Suite Shower Room & Bathroom
- Delightful Private Gardens
- Wide Driveway & Garage/Store
- Gas Central Heating & PVCu Double-Glazing
- Air-Conditioning!
- Near to Local Amenities & Forest Walks
- Viewing recommended!

Beautifully presented 3-bedroom bungalow, occupying a convenient location close to local amenities and a short distance from protected forest walks.

In 2024 the bungalow was totally refurbished throughout, taken back to the beginning with newly plastered walls & ceilings, new skirting boards & doors, new wiring, lighting & heating system. The property was re-modelled to include an impressive 'open-plan living space and 3-good bedrooms, topped off with a luxury en-suite shower room & bathroom. Viewing is recommended to fully appreciate the property.

Accommodation and approximate room sizes:

- **Spacious Hall:** Cloaks cupboard. Hatch, with ladder, to insulated roof.
- **'Open-Plan' Living Space including High Quality Kitchen:** A generous living area with feature media wall having custom storage cupboards & display shelving with feature LED lighting. Air-conditioning unit. Opening to:
- **Conservatory:** Self-cleaning glass roof & double doors to rear garden.
- **Kitchen:** A custom designed, good quality modern kitchen with ample base & wall units. Built-in 'Cookology' oven & hob with extractor hood over. Space for dishwasher. Integrated fridge/freezer & washing machine. Cupboard housing Worcester gas boiler. Enamel sink unit. LED spot lights.
- **Bedroom 1:** Generous double-bedroom overlooking front. Custom high quality wardrobes with dresser unit. Air-condition unit.
- **En-Suite Shower Room:** Luxury suite comprising corner shower with thermostatic shower having rain head & handheld shower. Vanity wash basin & WC. Chrome heated towel rail.
- **Bedroom 2:** Double-bedroom with aspect to front.
- **Bedroom 3:** Custom fitted storage/wardrobe arrangement with LED lighting.
- **Bathroom:** Panelled bath with mixer tap & thermostatic shower with rain head & handheld shower & glass screen. Vanity wash basin & WC. Chrome heated towel rail. LED lighting.
- **Rear Garden:** A delightful private garden, well maintained with block paved patio area, lawn & shrub borders. Outside tap. In all, the garden enjoys an excellent degree of privacy & sunshine.
- **Wide decorative stone DRIVEWAY** providing ample 'off road' parking. High quality double gates to GARAGE/STORE.
- **Gas Central Heating, PVCu Double-Glazing & Cavity Wall Insulation**
- **Smooth, Plastered Ceilings throughout. New Skirting Boards, Architraves & Internal Doors.**
- **Council Tax Band 'C' Energy Rating 'D'**



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05290



Quality Kitchen



Superb Kitchen



Bedroom 1



Lounge with Media Wall



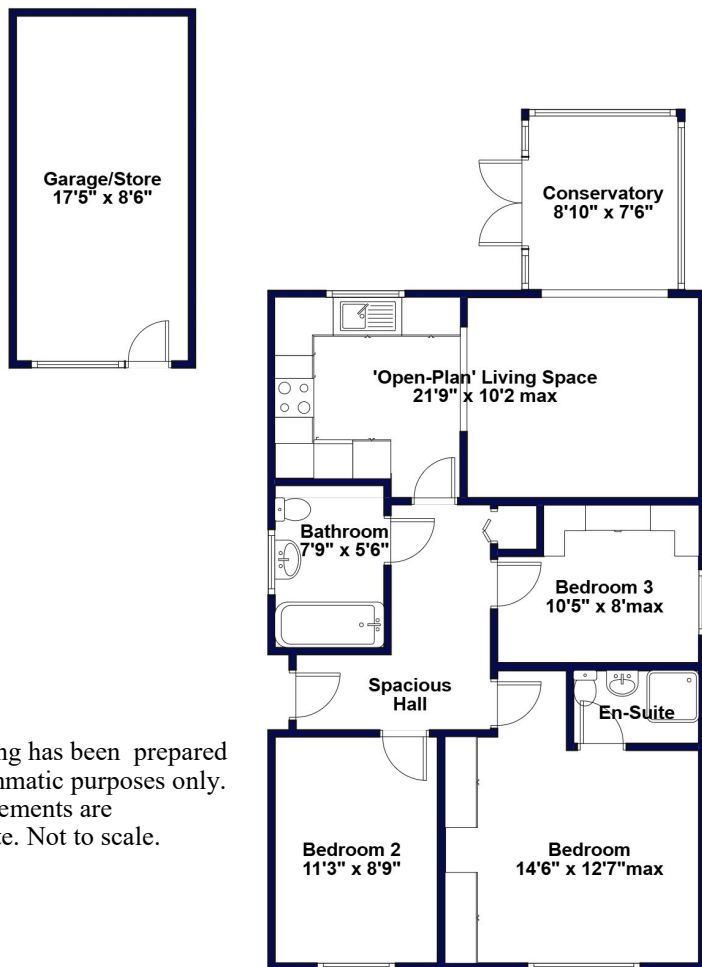
En-Suite



Bathroom



Conservatory



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

