



5 Noon Gardens, Verwood BH31 7XQ

£499,800

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5 Noon Gardens, Verwood BH31 7XQ

- Delightful Detached Bungalow
- Three Double Bedrooms
- Separate Utility Room
- Driveway Off Road Parking
- Close to Ringwood Forest
- Secluded Cul De Sac Position
- En Shower Room to Master
- Generously Sized Rear Garden
- Detached Double Garage
- Short Walk to Shops & Facilities



Castleman Estate Agents are delighted to offer for sale this charming three double bedroom detached bungalow, situated in a sought-after part of Verwood. The property is set on a private plot at the end of a quiet cul-de-sac, yet is also conveniently positioned just a short walk from the shops and facilities of Verwood town centre.

The entrance porch to the front of the property leads through to a welcoming L-shaped entrance hall with storage cupboard and airing cupboard, as well as a hatch providing access to the loft for additional storage space. Double doors lead through to the spacious lounge with an archway through to the adjoining dining room. The delightful dual aspect lounge has a sliding patio door leading to a paved south-westerly aspect terrace that overlooks the garden and abuts the lawn.

The kitchen/breakfast room has ample base and eye level units and space for a breakfast table. A door leads through to a useful separate utility room with space for several appliances and an additional door leading to the rear garden. The bungalow also has three double bedrooms and a family bathroom, with the master bedroom featuring a range of built in wardrobes and benefitting from an en suite shower room.

The generously sized rear garden offers an excellent level of privacy and seclusion. It is mainly laid to lawn with a paved terrace from the lounge and a selection of mature shrub hedge borders. The detached double garage also has a pedestrian door from the rear garden. The garage door benefits from remote electronic opening and to the front of the garage is further off road parking.

Thanks to its proximity to Ringwood Forest and other rural walks, the property is ideally located for families and dogs to enjoy. Nearby are well-regarded schools and there are also easy road transport links to Ringwood, the New Forest, Bournemouth and further afield by the M27.

This delightful and much-loved bungalow now awaits new owners to enjoy all that it has to offer.





Entrance Hall

Lounge

16'3" x 14'11" (4.97 x 4.56)

Dining Room

10'7" x 8'9" (3.23 x 2.67)

Kitchen/Breakfast Room

10'6" x 10'5" (3.21 x 3.18)

Utility Room

9'0" x 4'8" (2.76 x 1.43)

Master Bedroom

14'0" x 10'0" (4.28 x 3.06)

En Suite Shower Room

8'10" x 3'3" (2.70 x 1.00)

Bedroom Two

13'7" x 10'0" (4.16 x 3.05)

Bedroom Three

10'4" x 8'9" (3.15 x 2.68)

Bathroom

8'6" x 5'9" (2.61 x 1.77)

Double Garage

17'6" x 16'0" (5.34 x 4.90)

Tenure

Freehold

Council Tax

Band E - East Dorset Council

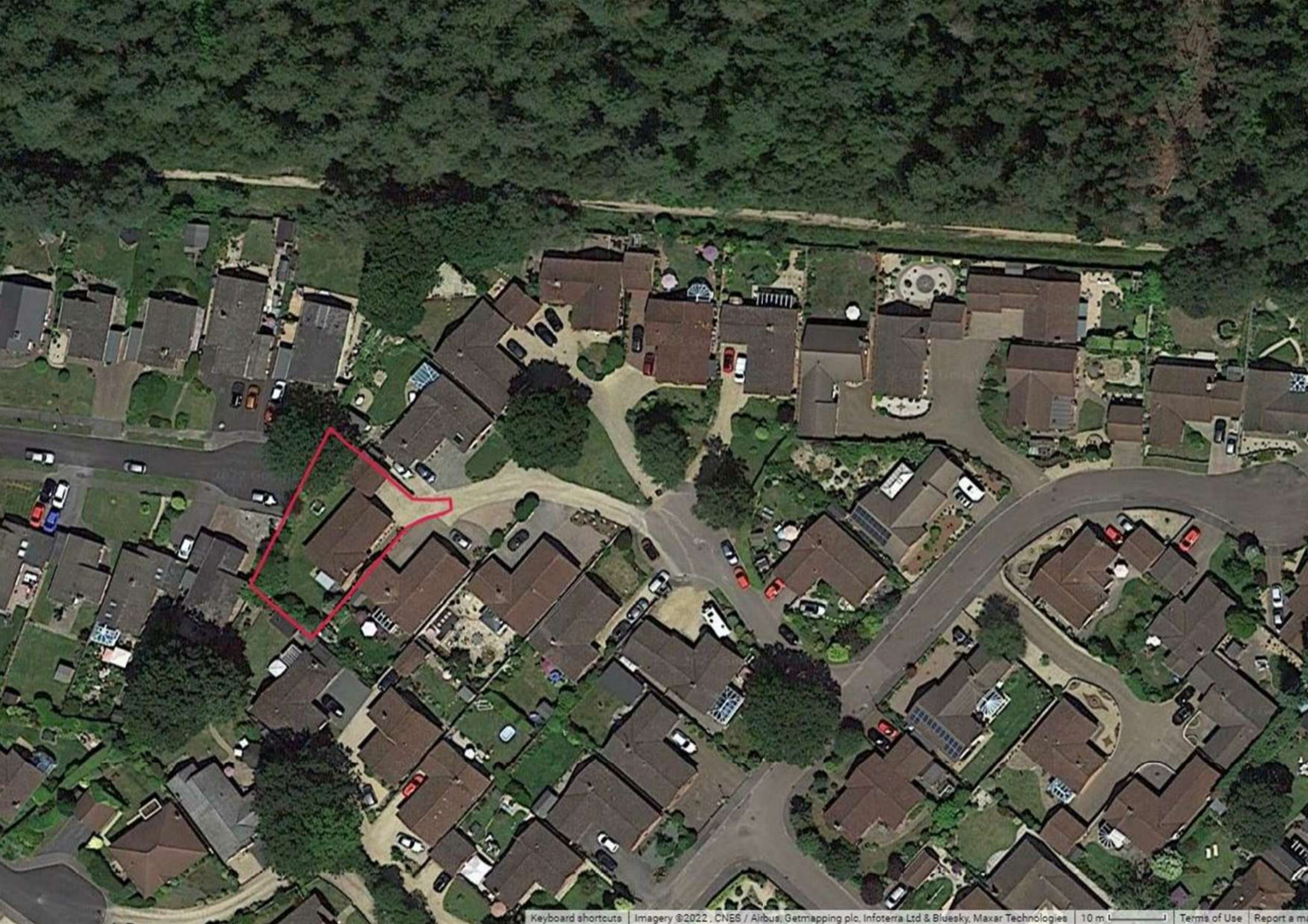






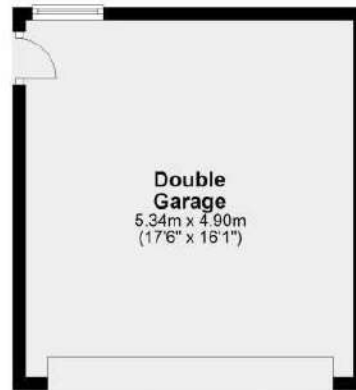






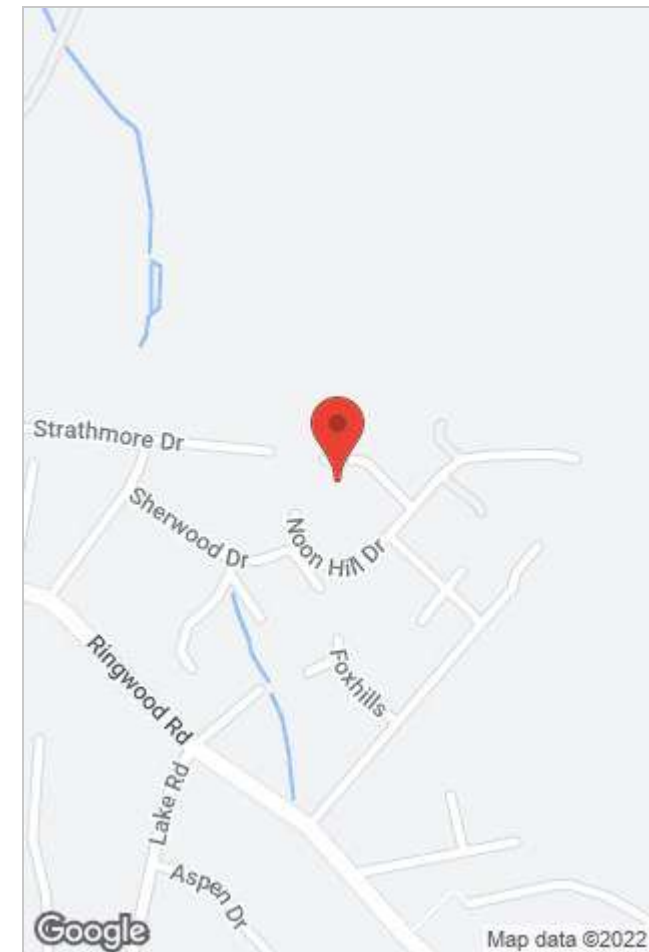


Ground Floor
Approx. 106.2 sq. metres (1142.7 sq. feet)



Double Garage
Approx. 26.2 sq. metres (281.8 sq. feet)

Total area: approx. 132.3 sq. metres (1424.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing
Please contact our office on 01202 117288 if you wish to arrange a viewing for this property or require any further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a 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. Purchasers should satisfy themselves of this prior to purchasing.