



46 Noon Hill Drive, Verwood BH31 7XU
£530,000

 3  2  0  C



46 Noon Hill Drive, Verwood BH31 7XU

- NO FORWARD CHAIN
- EDGES RINGWOOD FOREST
- Two Large Double Bedrooms & third single
- Immaculately Presented Throughout
- Utility Room
- LARGE DOUBLE GARAGE
- Located In A Quiet Cul-De-Sac
- Close to local amenities
- Low Maintenance Landscaped Gardens
- EPC Rating C



Castleman Estate Agents are delighted to present the market a delightful 3 bedroom bungalow idyllically located in Noon Hill Drive, Verwood, with direct access into Ringwood Forest! Immaculately presented with beautifully landscaped low maintenance gardens.

Offered with no forward chain!

Located in a peaceful cul-de-sac, the bungalow provides a peaceful environment without being too far from local amenities of Verwood and the Ringwood Forest for leisurely strolls.

The property offers a large triple aspect living and dining room perfect for large families and entertaining. The kitchen backs onto the living space giving the option to create an open place space if desired. With three double bedrooms and two bathrooms, one of them being an ensuite from the master, there is plenty of room for large families and for hosting guests.

The property has a detached double garage as well as off road parking.

Contact us today to arrange a viewing and to make this lovely property your home!



Kitchen

Large Kitchen consisting of wall and base units with views out on to the garden.

Utility Room

Fitted with base units, space and plumbing for a washing machine, sink and door leading out into the garden.

Living & Dining Room

Triple aspect room with patio doors leading out onto the garden.

Master Bedroom

With Ensuite

En-Suite

Fitted With WC, Shower & Basin

Bedroom Two

Double Bedroom With Fitted Wardrobes.

Bedroom Three

Family Bathroom

Fitted with Bath, WC & Hand Basin

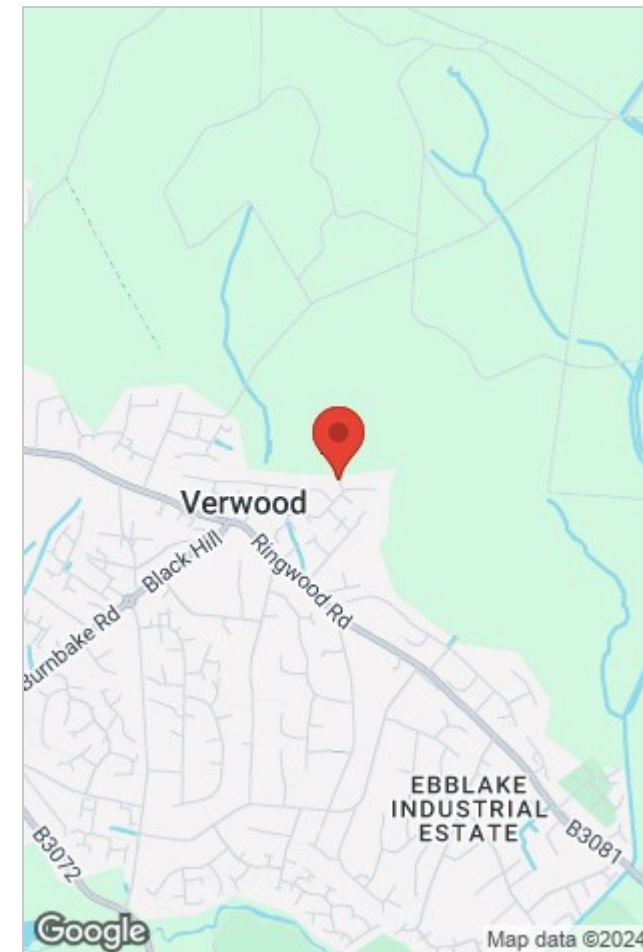






Total area: approx. 127.0 sq. metres (1366.5 sq. feet)

This floorplan is provided for guidance only and is not to scale
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
England & Wales		England & Wales			

Viewing

Please contact our Verwood Office on 01202 117288 if you wish to arrange a viewing appointment for this property or require 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.

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