



## 61 Woodlinken Drive, Verwood, BH31 6BN

£550,000

This charming detached chalet bungalow is set on a secluded plot on one of Verwood's most popular roads. The accommodation is spacious and well-presented throughout and offers flexible and versatile living options.

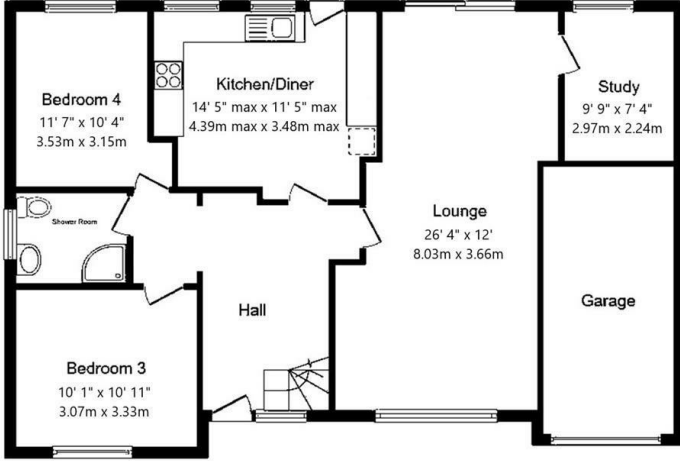
You are welcomed into the property by an impressive central entrance hall, with stairs rising to a galleried first floor landing. The entrance hall leads through to a large dual aspect lounge with ample space to accommodate a range of sizeable furniture. From the lounge, a door leads through to a useful separate study, proving an idea work from home or hobbies space. The newly updated kitchen/breakfast room offers a wide range of base and eye level units as well as space for appliances and a central table, making it an ideal place to gather for family meals.

The bungalow offers a total of four double bedrooms, with the two principal rooms being to the first floor and two further double rooms being found on the ground floor, which could alternatively be used as additional reception rooms as required. For those seeking lateral living, there is also a handy ground floor shower room. The two expansive first floor bedrooms are a particular feature of the property, with the master bedroom further benefitting from an en suite shower room as well as a walk-in wardrobe.

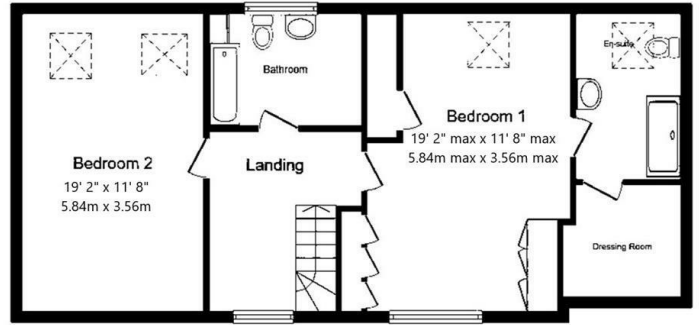
The property is well screened from the road by mature hedging, behind which is a generously sized gravel driveway providing off road parking for several vehicles. There is also a useful integral garage for further parking or storage. The delightful rear garden has been lovingly maintained and provides a real haven to enjoy and offers a good level of privacy and seclusion.



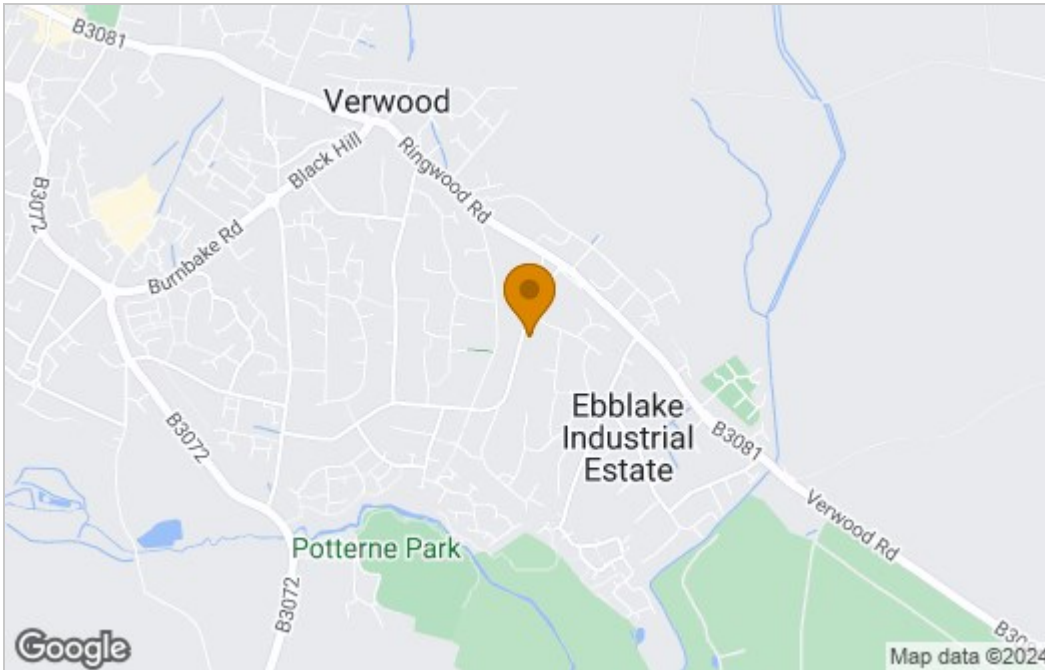
## Ground Floor



## First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		55	69
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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7 Station Road, Verwood, BH31 7PY  
 Tel: 01202 117288 | Email: [info@castlemanestateagents.co.uk](mailto:info@castlemanestateagents.co.uk)  
[www.castlemanestateagents.co.uk](http://www.castlemanestateagents.co.uk)