



12 Woodlinken Close, Verwood BH31 6BS

£465,000





A wooden cabinet with a glass-paned upper section and a solid wood lower section. The upper section contains glassware and a red heart-shaped decoration. The lower section has drawers and a cabinet door.

A wall sconce with a white shade and a brass-colored base, mounted on the green wall.

A framed painting of a tropical scene with colorful flowers and a beach, mounted on the green wall.

A wall sconce with a white shade and a brass-colored base, mounted on the green wall.

A grey sofa with several pillows, including teal and red patterned ones, positioned against the green wall.

A table lamp with a white shade and a green base, sitting on a small side table.

A green plant in a white pot, placed on a side table next to the sofa.

A framed painting of a large, colorful flower, mounted on the light green wall.

A small, round, dark-colored decorative object hanging on the light green wall.

A second grey sofa with several pillows, including red patterned and teal ones, positioned against the light green wall.

A green plant in a white pot, placed on a side table next to the second sofa.

A white coffee table with a wooden top and a lower shelf, holding a small potted plant and some boxes.

A large, orange leather armchair with black legs, positioned in the foreground.

## 12 Woodlinken Close, Verwood BH31 6BS

- Stylish Three Bedroom Linked Bungalow
  - Ample Off Road Parking
- Potential To Create First Floor Rooms (subject to planning)
  - Beautifully Presented Low Maintenance Garden
  - Short Distance From Village Centre

- Large Garage
- Modern Fitted Kitchen & Shower Room
  - Large Living & Dining Room
  - Quiet Close
- Call 01202 117288 To Arrange A Viewing



Welcome to Woodlinken Close, Verwood - a charming property that is sure to capture your heart! This delightful house boasts 3 bedrooms & a garage, making it the perfect size for a growing family or those wanting extra space.

The property is fitted with a modern kitchen, where you can whip up delicious meals while enjoying the sleek and contemporary design. Imagine hosting dinner parties or simply enjoying cooking your favourite meals in this great space.

Step outside into the beautiful garden, a tranquil oasis where you can relax and unwind after a long day. Whether you have a green thumb or simply enjoy basking in the sunshine, this garden offers the perfect setting for outdoor enjoyment.

With the potential to add first floor rooms subject to planning, this property provides a unique opportunity to customise and expand to suit your needs. The ample off-road parking is a practical convenience that ensures you and your guests will always have a place to park without any hassle.

Don't miss out on the chance to make this house your home - come and experience the warmth and comfort that Woodlinken Close has to offer.



**Kitchen** 11'9" x 7'10" (3.6 x 2.4)  
Beautifully fitted modern kitchen with grey gloss units, denim blue splash back, double oven and electric hob.

**Living Room** 14'9" x 11'9" (4.5 x 3.6)  
A cosy but spacious room flooded with light from the French doors leading out onto the garden

**Dining Room** 11'1" x 8'10" (3.4 x 2.7)  
Leading on from the living room and flowing into the perfect space for family meals & evening entertaining

**Bedroom 1** 12'9" x 9'10" (3.9 x 3)

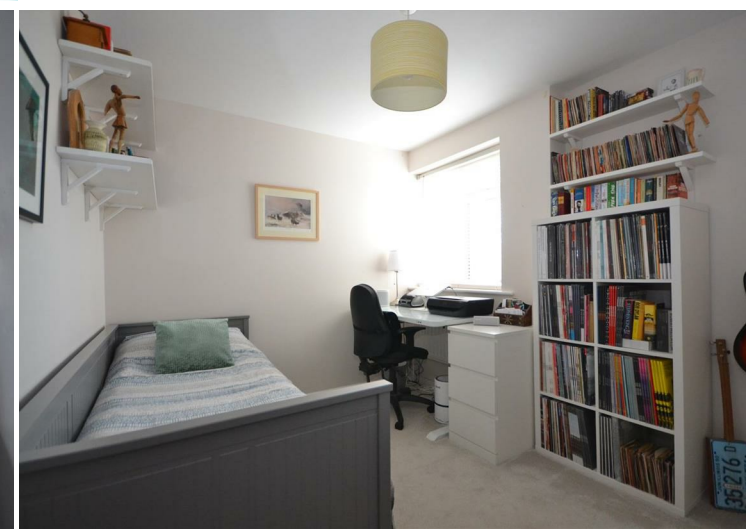
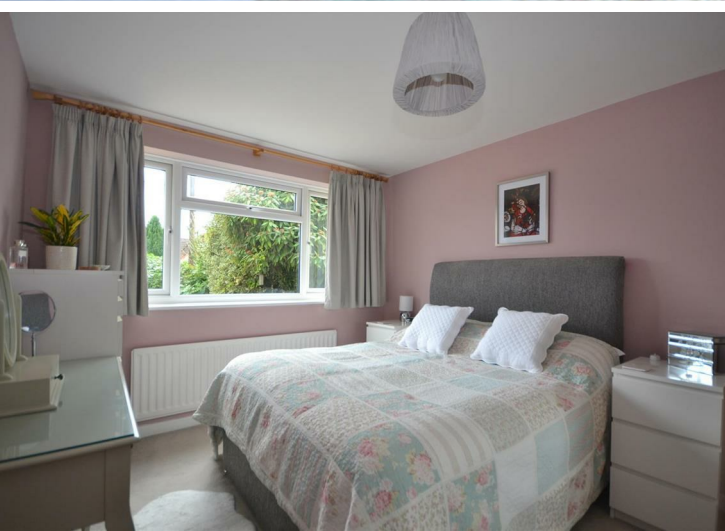
**Bedroom 2** 12'9" x 7'10" (3.9 x 2.4)

**Bedroom 3** 11'9" x 8'10" (3.6 x 2.7)

**Shower Room**  
Fitted with walk in shower, hand wash basin & WC and stylish units.

**Garden**  
The perfect sun trap for the keen gardeners & those who love to soak up the rays. The garden is flooded with sun yet private without being over looked by surrounding homes.

**Garage** 24'3" x 7'10" (7.4 x 2.4)

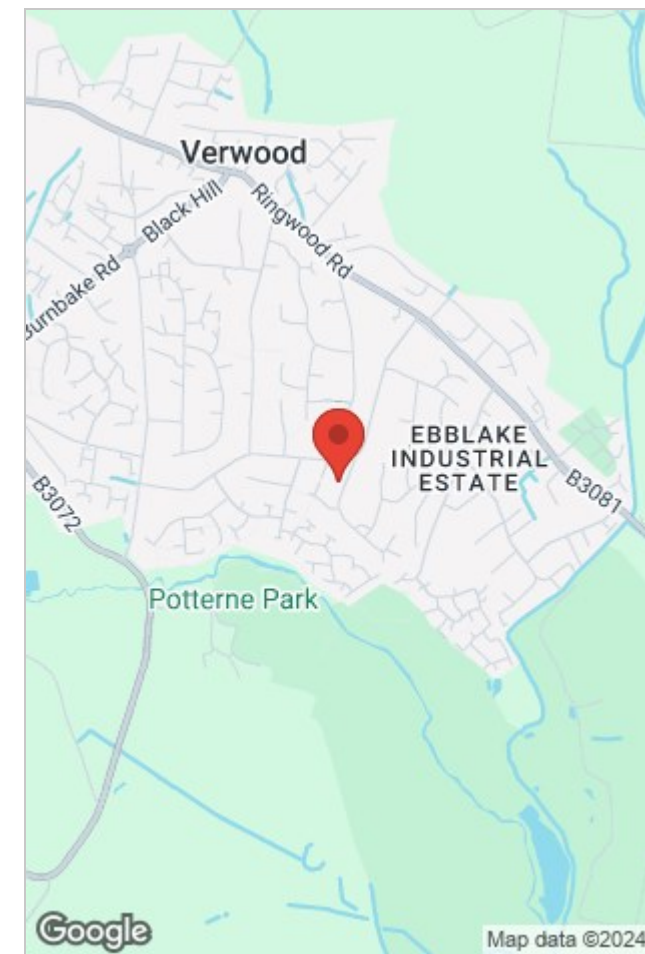






Total area: approx. 102.0 sq. metres (1097.6 sq. feet)

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



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