



The Lea, Verwood BH31 6XN
£425,000

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NO FORWARD CHAIN

This delightful detached family home is set within a quiet cul de sac in a popular part of Verwood. It offers spacious and well-presented accommodation throughout. Step through the front door and you are greeted by a welcoming entrance hall, which leads through to a comfortable lounge with a feature log burner that's perfect for making a cosy home on cooler nights.

The lounge opens through to the dining room, which benefits from ample space for a sizeable dining table and has double doors leading directly to the rear garden decked terrace. The kitchen has been recently updated and provides a striking yet practical space to enjoy, with ample storage space and integrated appliances.

A useful cloakroom completes the ground floor accommodation. Stairs rise to the first floor landing and from here three double bedrooms and the family bathroom are found.

The en suite shower room to Bedroom 1 has been cleared of its former three piece suite and is now a blank canvas ready for new owners to install to their own choice and specification. Bedrooms 1 and 2 also feature recessed built in wardrobes.

The rear garden offers a good degree of privacy and seclusion and has been designed with ease of maintenance in mind. An expansive wooden decked area provides an excellent entertaining space and is bordered by lawn. A useful door from the garden provides access to the rear of the garage.

A long driveway to the side of the property provides off road parking for multiple vehicles and also leads to the garage. The property is set back from the road and benefits from a sizable front garden laid to lawn.

The Lea is situated just a short distance from the shops, restaurants and facilities of Verwood and there are also convenient road transport links nearby.

Viewing is highly recommended to fully appreciate the accommodation on offer in this delightful family home.

Offered with no forward chain





- Delightful Detached Family Home
- Sought-After Cul De Sac Location
- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen with Integrated Appliances
- En Suite to Bedroom 1
- Extensive Driveway & Garage
- Rear Garden with Expansive Decking
- Short Distance from Shops, Restaurants & Facilities
- Offered with no forward chain

Room Dimensions

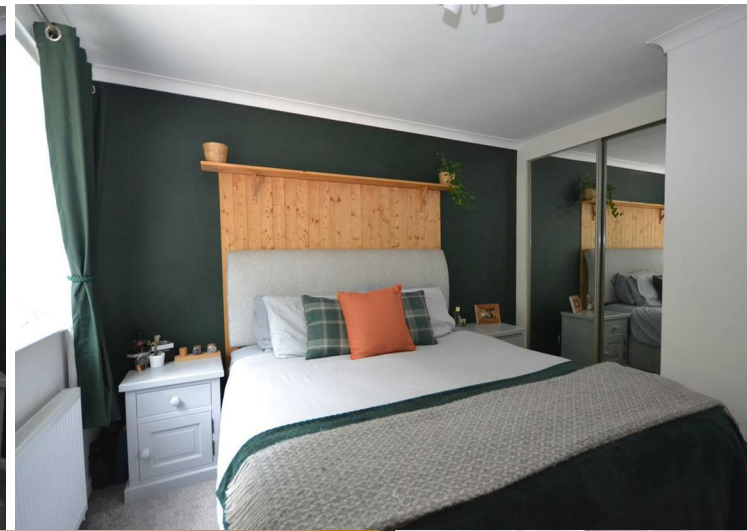
Please see floorplan for room dimensions.

Tenure

Freehold

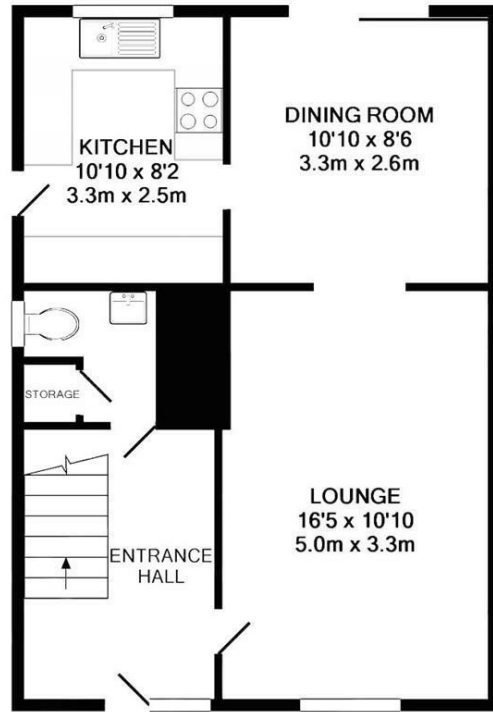
Council Tax

Band D - Dorset Council

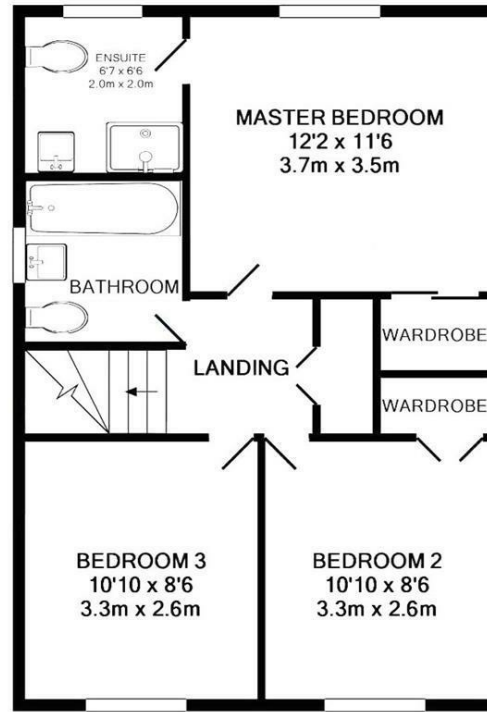




GROUND FLOOR
APPROX. FLOOR
AREA 664 SQ.FT.
(61.7 SQ.M.)

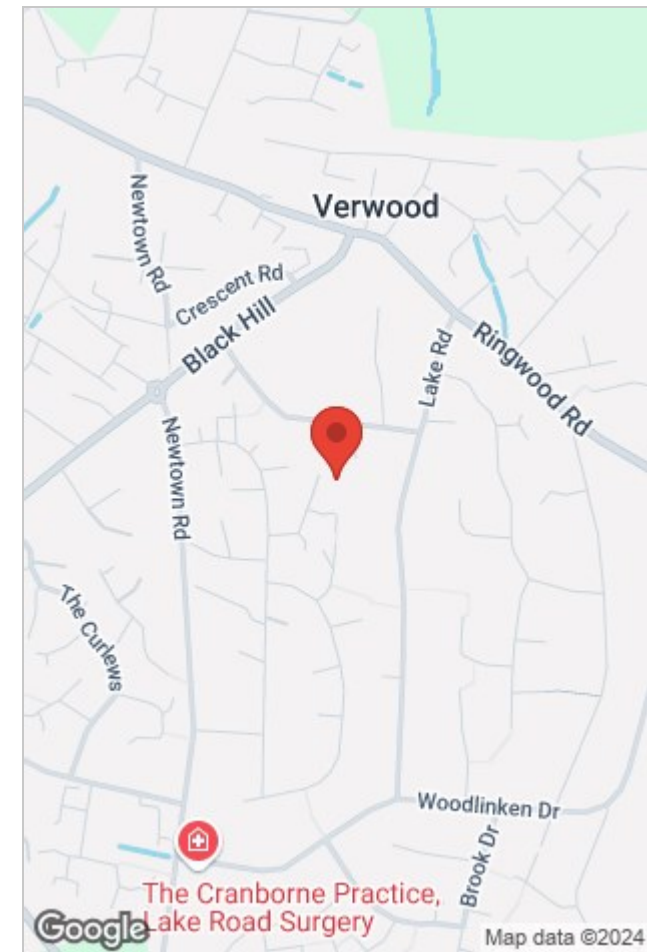


1ST FLOOR
APPROX. FLOOR
AREA 509 SQ.FT.
(47.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 1173 SQ.FT. (109.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(55-68) D			
(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 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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