



42 Noon Hill Drive, Verwood BH31 7XU

Guide price £475,000

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# 42 Noon Hill Drive, Verwood BH31 7XU

- NO FORWARD CHAIN
- Dual Aspect Living & Dining Room
- En-suite From Master Plus Family Bathroom
- Off Road Parking
- Large Low Maintenance Garden
- Highly Desirable Location Close To Ringwood Forest
- Large Conservatory
- Detached Garage
- Close To Local Amenities
- Call 01202 117288



Situated in the peaceful and sought-after location of Noon Hill Drive, Verwood, this charming 3-bedroom bungalow presents an excellent opportunity for renovation and personalisation. With its spacious layout and fantastic potential, this property is ideal for those looking to create their perfect home.

The bungalow features a master bedroom with an ensuite, offering a private retreat, while two additional well-proportioned bedrooms are served by a family bathroom. The generous kitchen, complete with a separate utility room, provides plenty of space for cooking and storage. The open-plan lounge/diner is a light and airy space, perfect for family living, with easy access to a large conservatory..

A double garage offers ample room for parking or additional storage, while the large garden provides plenty of outdoor space for potential landscaping or relaxation.

With its quiet location, generous layout, and substantial potential for renovation, this bungalow is the perfect opportunity to create a bespoke home in a tranquil area of Verwood. The property is situated on the edge of Ringwood Forest, offering residents easy access to beautiful woodland walks, perfect for nature enthusiasts and those who appreciate the great outdoors.

The property is offered with no forward chain, allowing for a smooth and efficient purchase process.

This bungalow presents a wonderful opportunity to enjoy a peaceful lifestyle in a desirable area, making it a must-see for anyone looking to settle in Verwood.

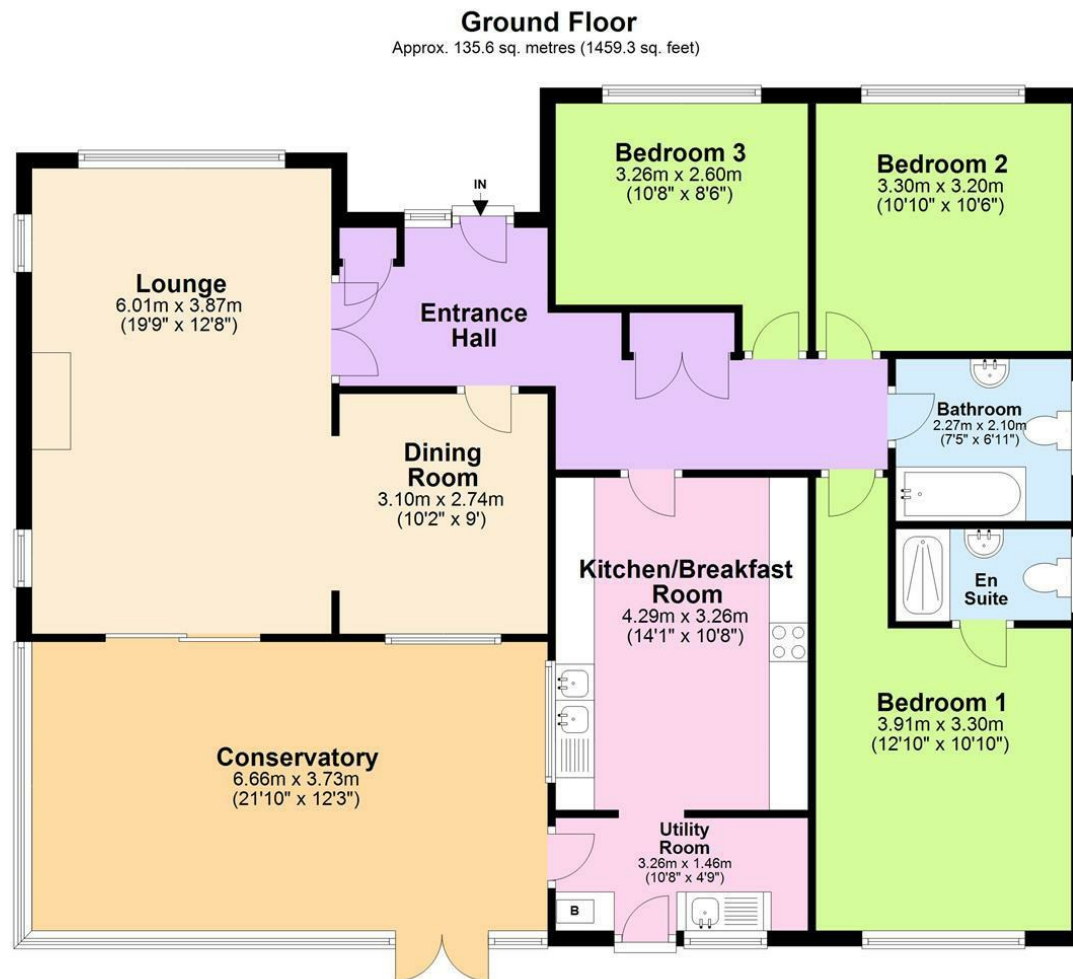












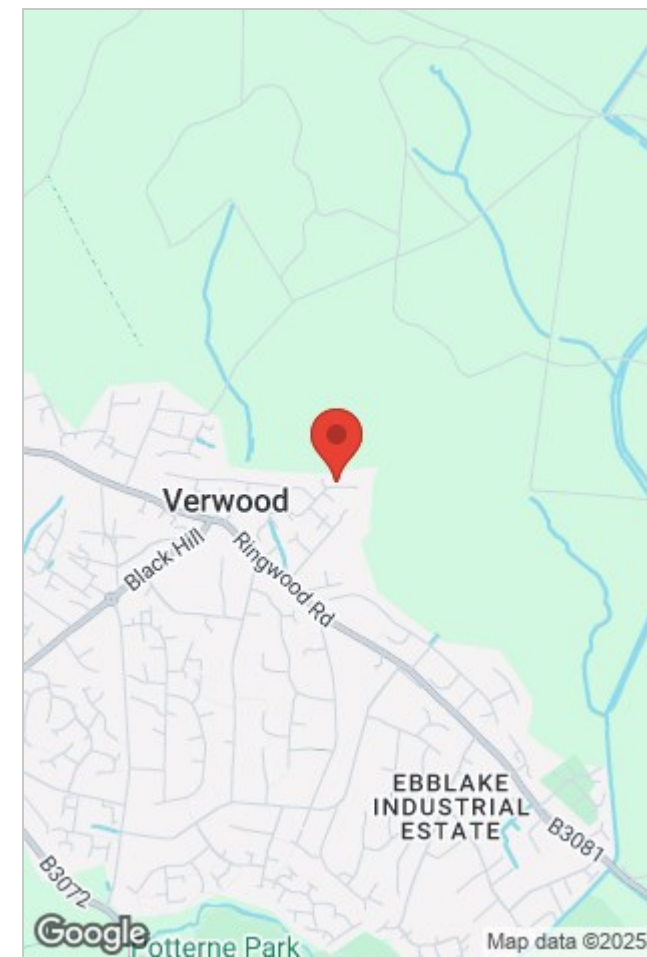
Total area: approx. 135.6 sq. metres (1459.3 sq. feet)

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

## 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.



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