



HEARNES
WHERE SERVICE COUNTS

Verwood, Dorset, BH31 6XW

FREEHOLD

A beautiful, landscaped rear and side garden, plenty of parking and a double garage, are just a few features of this impeccably presented and stylishly improved home, that is located at the end of a peaceful cul-de-sac.

Located close to highly regarded local schools, this wonderful property is perfect for a growing family.

The ground floor briefly comprises a bright and spacious, dual-aspect sitting room, a modern cloakroom/WC and stunning, contemporary style fitted kitchen/dining room with polished porcelain floor tiling. The kitchen area has been thoughtfully planned to make good use of the space on offer and works well with modern family living. There are a comprehensive range of high gloss units with black contrasting granite worktops, an integrated dishwasher and space for range style cooker.

The first floor lies host to four well-proportioned bedrooms, a sleek white family bathroom with separate over bath shower unit and luxury en-suite shower to the master bedroom.

This gorgeous property further benefits from gas central heating, double glazing and a security alarm system.

The rear and side gardens can be accessed by doors from both the sitting room and kitchen/dining room. These open out onto a natural Indian Sandstone paved terrace, which is designed for outdoor entertaining. The terrace leads to a well tended lawn with stocked flower and shrub beds, all enclosed by panel fencing. Completing the garden is a timber summer house and access to both the detached double garage and gate to the front.

To the front is a driveway, providing plenty of parking and turning, which in turn leads to the detached double garage with up and over door, power and light.

Local Authority: Dorset (east Dorset)

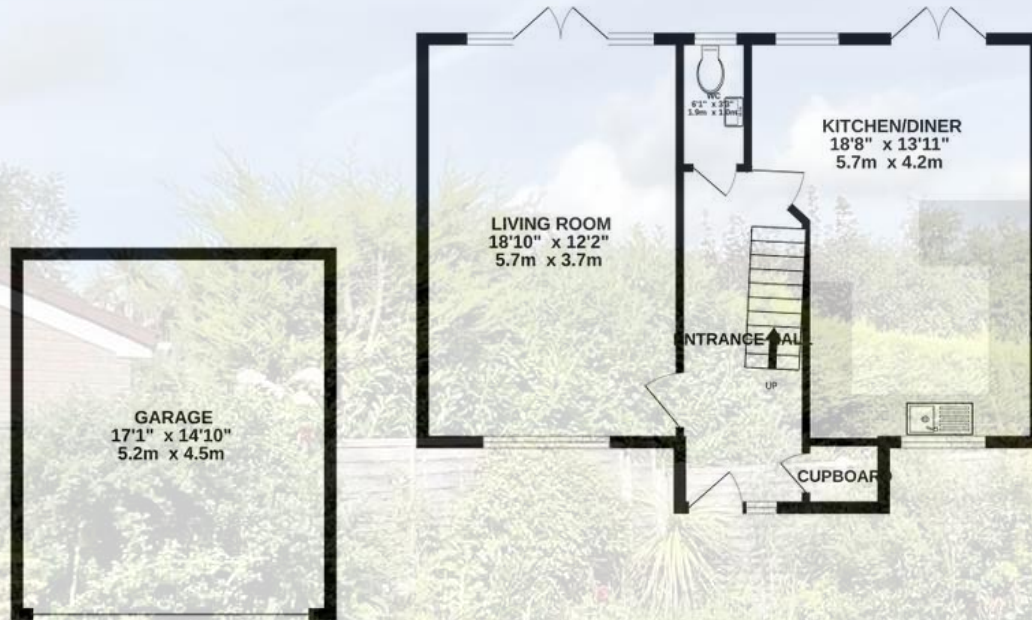
Council Tax Band: E

Energy Performance Certificate (EPC) Rating: D

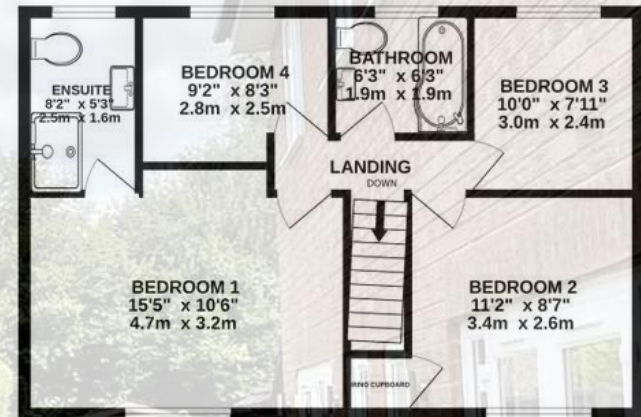
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
837 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1389 sq.ft. (129.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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