

**Crane Drive,**  
Verwood, Dorset, BH31 6QB



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# Guide Price: £575,000

Sitting centrally on an enviable plot in a popular cul-de-sac in Verwood is this fantastic four bedroom family home. This large detached house benefits from modern décor throughout and offers potential buyers off road parking for multiple vehicles as well as a detached Oak frame garage with electric roller door. Internally comprising of a large kitchen/diner enjoying views of the private garden, a separate reception room, utility room, study, downstairs WC, four well-proportioned double bedrooms and an en-suite shower room. Conveniently situated close to forest walks, this spacious property is offered chain free and must be viewed.

 2  4  3  Garage + Driveway

- Four Double Bedroom Detached House
- Garage and Private Driveway suitable for multiple vehicles
- Private Back Garden and Patio
- Spacious Kitchen/Diner overlooking the Garden
- Chain Free
- Large Living Room and Downstairs Study/Office space
- Utility Room and Downstairs WC
- En-Suite Shower Room

## Entrance

Approached via a shingle driveway with ample off road parking spaces for multiple vehicles, the home has a large frontage, including a lawned area, mature hedge row and flowerbeds. Entrance to the main hallway is gained via a composite front door and the hall provides space for shoes and coats as required as well as benefiting from underfloor heating in the tiled area. The 'T' shaped hallway provides access to all principal ground floor rooms and houses two large storage cupboards, one understairs and the airing cupboard which comprises of the OVO unvented heating system. The carpeted staircase provides access to the first floor landing.

## Kitchen/Diner

Open to the hallway is the spacious triple aspect kitchen/diner. Spanning across the back of the home this large room enjoys views across the garden via UPVC double glazed French Doors sandwiched between full length windows. Comprising of wooden shaker style base and eye level units with contrasting granite worktop and upstands the kitchen includes a free standing Range Master double oven, grill and 6 ring gas hob, an integrated Bosch dishwasher, inset stainless steel sink with tap and space for a free standing Fridge/ freezer. Complete with underfloor heating and LED downlights this room has ample space for seating as well as large dining table and chairs as required.

## Sitting Room

Accessed via an archway from the hallway and situated to the front left of the house is the sizeable sitting room. This modern and bright space benefits from double aspects to the front and side via a bay window and doors to a patio. A gas fireplace with Portuguese limestone surround and hearth provides a focal point.

## Study

Located to the front of the property this versatile room is currently utilised as a home gym. Benefiting from a vaulted ceiling this bright room could be a fantastic office or a fifth bedroom with private external access via UPVC double glazed door.

## Utility Room

Fitted with base and eye level storage cupboards and worktops this useful space consists of tiled flooring, sink and space and plumbing for separate washing machine and tumble drier. Also housing the boiler.

## Downstairs WC

Complete with wood effect flooring, 'bowl' wash hand basin and vanity drawers, low level WC, radiator and an extractor fan.

## Bedroom 1

The largest of the four double bedrooms enjoys double aspects to the front and back and features neutral décor with ample space for free standing

furniture. Profiting from a contemporary fully tiled en-suite shower room which comprises of a walk in shower, wash hand basin, low level WC, wall mounted mirror with lighting, chrome towel rail and an opaque window to the side aspect.

## Bedroom 2

Enjoying elevated views across the back garden via UPVC double glazed window this double bedroom is fitted with carpet flooring and neutral décor.

## Bedrooms 3 & 4

Two further double bedrooms located to the front of the property enjoying bright aspects. Bedroom 3 is a large 'L' shaped room benefiting from a built in wardrobe.



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## **Family Bathroom**

Accessed via the first floor landing the family bathroom features wood affect flooring and tiled walls, a panelled bath, walk in waterfall shower, chrome towel rail, low-level WC, wall mounted mirror and wash hand basin.

## **Garage**

A beautiful oak frame construction with a pitched roof, power and lighting. The spacious garage offers a fantastic amount of external storage space and can be accessed via doors from both sides or a secure electric roller door.

## **Garden**

The generously sized private

back garden can be accessed via a secure personal gate or any number of internal ground floor rooms. Wrapping around the property this considerable plot is mainly laid to lawn and boasts multiple patio areas. Enclosed by board fencing the outside space also profits from further shed storage.

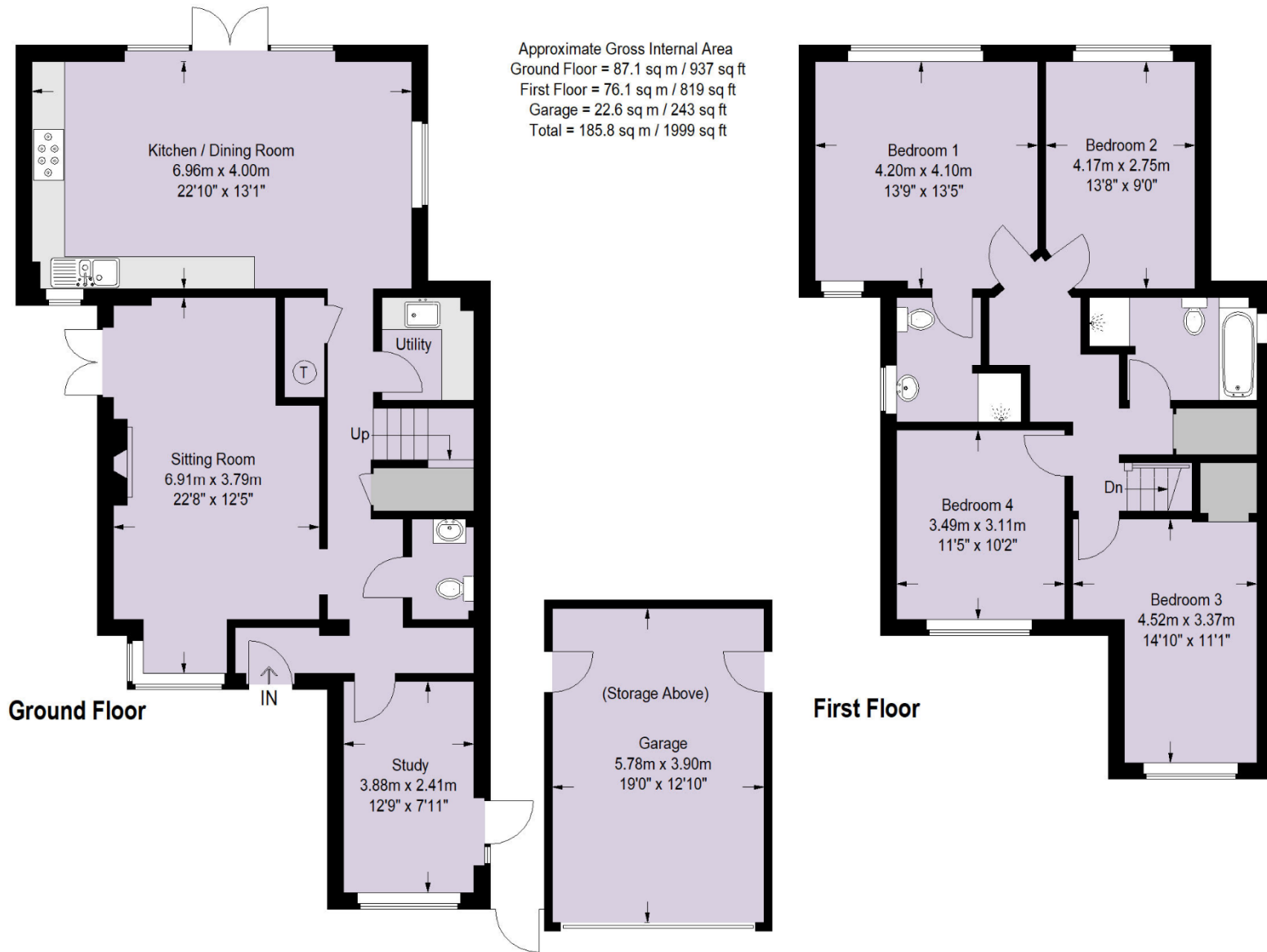
## **Location**

Situated in a quiet position within the popular town of Verwood, Crane Drive is conveniently located close to popular dog walking roots in Dewland Common. Bordering the beautiful New Forest, Verwood is surrounded by woods and heath land and is within easy reach of the stunning

sandy beaches on the south coast. At its centre is Ferrets Green, a popular meeting place with a parade of shops including local butchers, Costa Coffee and The Old Pottery. A large Morrison's Store is within half a mile of the centre and the town lies just a few miles from Ringwood and Ferndown with a choice of Waitrose, Tesco, Lidl and Sainsbury's. For outdoor fun, Potterne Park is on the southern edge of Verwood and has fantastic facilities including large playing fields, a children's play area, tennis courts and a skate park. Three miles away is Moors Valley Country Park and Golf Course with 1000 acres of park and forest to explore by foot, bike or even via their treetop trails.



AWAITING EPC



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