

**The Curlews,**  
Verwood, Dorset, BH31 6NX









## Guide Price: £450,000

A beautifully presented three/four bedroom detached family home in the heart of Verwood. Offered chain free the property has been modernised throughout and offers large versatile accommodation including a spacious kitchen/breakfast room open to a large conservatory suitable for a dining room. Also benefiting from a sunny aspect garden, sitting room, downstairs WC, ground floor bedroom or office space and multiple parking spaces on a private driveway. A viewing is highly recommended.

 2  3/4  2  Multiple

- Three/Four Bedroom Detached House
- Chain Free
- South/Westerly Facing Garden with Large Decking
- Private Driveway Parking
- Downstairs WC and Possible Ground Floor Bedroom
- Spacious Kitchen/Breakfast Room
- Short walk to Open Heath/Forest
- Conservatory

### Entrance

Approached via a tarmac driveway and accessed by a UPVC front door with covered storm porch the entrance hallway provides access to all principle ground floor rooms including the downstairs WC. Fitted with the same wood affect flooring found in the hallway the cloakroom comprises of a low level WC and wash hand basin.

### Sitting Room

Entered via double doors from the hallway the sitting room offers a large space for furniture as required. Complete with modern, neutral décor, carpeted flooring this room also features a UPVC double glazed window to the front aspect.

### Kitchen/Breakfast Room

Also accessed via the hallway the contemporary kitchen breakfast room enjoys a bright aspect to the rear and comprises of high gloss cream base and eye level units with chrome handles and contrasting worktops. Complete with integrated washing machine, dishwasher, Bosch double ovens and an inset stainless steel sink and drainage board. Furthermore the Kitchen houses a larder cupboard with folding door and shelving.

### Conservatory

Open to the kitchen the light conservatory offers space for a dining table and chairs. Enjoying views across the garden and access via double doors.

### Study/Bedroom 4

A versatile room currently utilised as a second reception room and home office this ground floor space enjoys double aspects to the front and side. A well proportioned room that could be used as double bedroom. This room also features a loft access hatch with additional storage.

### Landing

A carpeted staircase leads to the first floor landing and includes a side aspect window providing a bright and airy feel. The landing provides access to the three bedrooms and family bathroom whilst also housing a storage cupboard. Access to the loft can be gained via hatch and is home to the combi boiler.

### Bedroom 1

The principle bedroom is located to the front of the property and is a well-proportioned and bright space with ample room for free standing furniture as required. Benefiting from a built in wardrobe with hanging rails and drawers and sliding mirrored door, this double bedroom also boasts a modern feel complete with integrated fan/light.

### Bedroom 2

This spacious double bedroom continues the contemporary décor and enjoys elevated views over the rear garden via a double glazed window. Complete with carpeted flooring and ample space for free standing wardrobes.

### Bedroom 3

Bedroom three is a small double room that could be utilised as a nursery or home office. Located to the front of the property and comprising of carpeted flooring and a wall hung GCH radiator.

### Family Bathroom

Another light and modern space complete to a high specification with a panelled bath, waterfall shower and glass screen. Also comprising of a wash hand basin with vanity unit storage and low level WC.

### Outside Space

A tarmac driveway to the front of the property offers multiple private parking spaces which benefit from

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A fitted electric car charging point. A secure personal side gate provides access to the back garden which benefits from a south/westerly aspect. The garden has been cleverly landscaped to allow for social external seating on a raised decking area and further benefits from two sheds. The private back garden is predominantly laid to lawn and is enclosed by close board fencing.

### **Location**

Situated in a quiet position within the popular town of Verwood, The Curlews is conveniently located close to popular dog walking roots. Bordering the beautiful New Forest, Verwood is surrounded by woods and

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. Ringwood.

### **Tenure:**

Freehold

### **Council Tax Band:**

D

### **Local Authority:**

Dorset

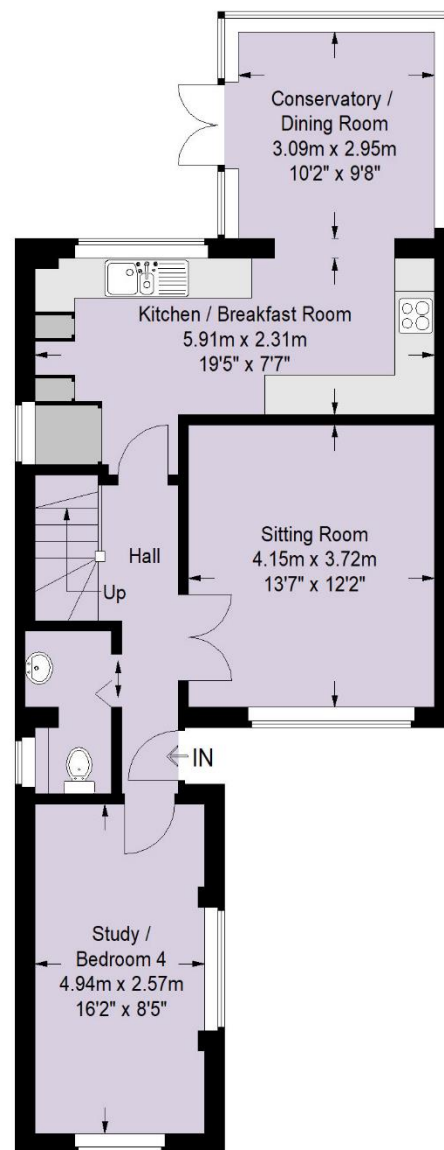
### **EPC Rating:**

D

Contact us today for further information and viewing arrangements on 01425 561227.

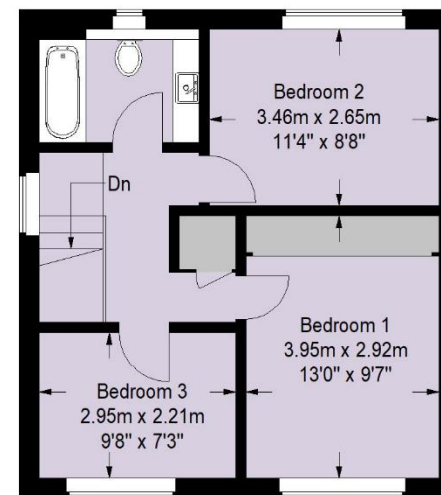


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approximate Gross Internal Area  
Ground Floor = 66.7 sq m / 718 sq ft  
First Floor = 40.5 sq m / 436 sq ft  
Total = 107.2 sq m / 1154 sq ft



First Floor

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Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

