

Parlour Way,
Verwood, BH31 7DQ



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MOVING BEYOND EXPECTATIONS



Guide Price: £325,000

Located on the extremely popular Potters Wood development by Pennyfarthing is this high specification two bedroom semi-detached home. The perfect property for first time buyers, growing families and investors this beautifully presented house comprises of an open plan kitchen, dining and living room, a downstairs WC, modern family bathroom and a private driveway with parking for multiple vehicles. Enjoying a newly landscaped south westerly garden this contemporary property is conveniently situated near to Verwood highstreet and close to forest walks. The property also profits from the remaining years of NHBC warranty and must be viewed to be appreciated.



- Two Bedroom Semi Detached House
- Driveway with Multiple Parking Spaces
- Modern Décor Throughout
- Landscaped Private Back Garden with Patio
- Spacious Open Plan Kitchen/living area
- High Specification Pennyfarthing build
- Short walk to Open Heath/Forest and Local SANG
- Remainder on the NHBC Building Warranty

Entrance

Approached via a short block paved pathway sandwiched between two flowerbeds is the storm porch covered composite front door. Providing access to the modern entrance hallway with tiled flooring which in turn houses access to the living space and carpeted staircase.

Sitting/Dining Room

Located to the rear of the property and accessed via the hallway is the bright and spacious south westerly facing sitting room. Enjoying views and access to the private back garden the sitting room is open to the kitchen and dining area which features ample space for a table and chairs as

required. The sitting room is complete with carpeted flooring and also benefits from a large understairs cupboard with room for further storage.

Kitchen

Open to the living area the contemporary kitchen comprises of matt white base and eye level units with chrome handles and contrasting worktops. Complete with a UPVC double glazed window to front aspect and LED downlights the kitchen also comprises of integrated oven, four ring gas hob, stainless steel extractor fan and sink and drainage board. Featuring tiled flooring and space and plumbing for a washing machine and fridge freezer.

Downstairs WC

Designed to a modern specification the downstairs WC is perfect for visiting guests and comprises of a front facing opaque window, low-level WC, gas central heating (GCH) wall hung radiator and sink with mixer tap.

Landing

A carpeted staircase leads to the first floor landing which provides access via a hatch to the boarded loft via a ladder. The landing provides access to both bedrooms and the family bathroom.

Bedroom 1

Enjoying elevated views of the back garden via a UPVC double glazed window the

principle bedroom is a well-proportioned bright space benefiting from carpeted flooring and neutral décor.

Bedroom 2

With ample room for large free standing furniture as required bedroom two is located to the front of the property and features dual windows. Also comprising of a large storage cupboard which houses the homes Worcester Bosch boiler and provides shelving space.

Family Bathroom

The contemporary family bathroom is accessed via the first floor landing and comprises of tiled floors, a paneled bath, shower screen and attachment, wash hand basin and low level WC.

Outside Space

The generously sized private back garden is a real feature of the property and benefits from a carefully landscaped design. Upgraded by the current owners the garden benefits from a south/westerly aspect and features two patio areas suitable for al fresco dining, shed storage, raised flowerbeds and a lawned area. Completely enclosed via board fencing the secure back garden also benefits from a personal side gate accessed from the driveway.

Located to the right of the property the block paved drive provides off road parking for multiple vehicles whilst the roof is fitted with Solar PV panels.

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Location

Potters Wood is a bespoke development designed and built by the award winning Pennyfarthing homes located in Verwood, Dorset. Enjoying its own corner of the countryside in the designated Suitable Alternative Natural Greenspace (SANG) the property is surrounded by delightful country walks and cycle routes. 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.

Tenure:

Freehold

Council Tax Band:

C

Local Authority:

New Forest

EPC Rating:

A

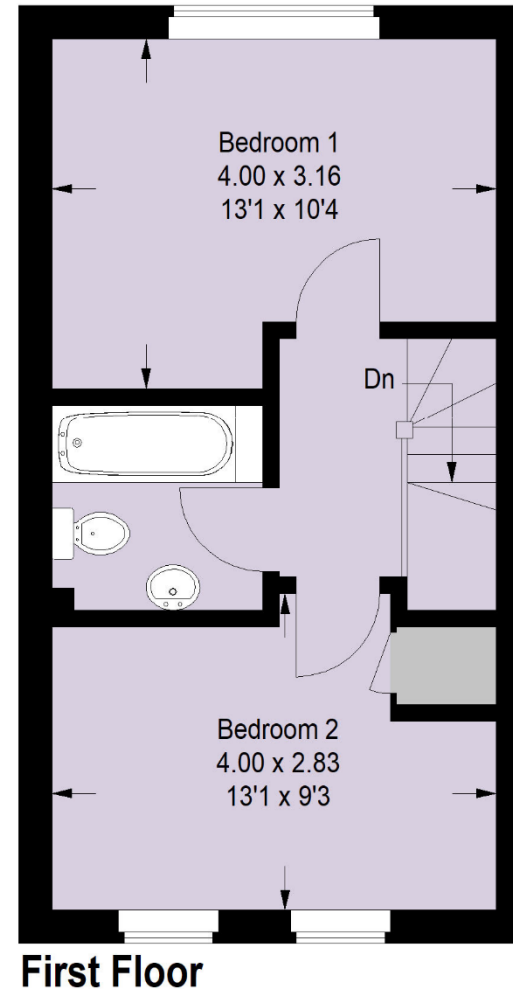
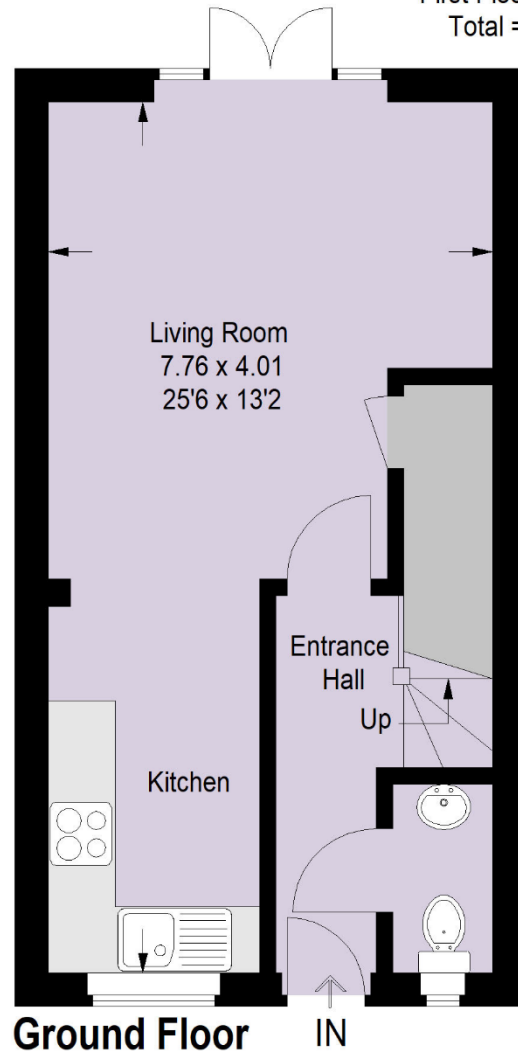
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Score	Energy rating	Current	Potential
92+	A	93 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Ground Floor = 32 sq m / 344 sq ft
 First Floor = 31.4 sq m / 338 sq ft
 Total = 63.4 sq m / 682 sq ft



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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.

