

**Acacia Avenue,**  
Verwood, BH31 6XF



MEYERS  
MOVING BEYOND EXPECTATIONS







# Guide Price: £490,000

This beautifully presented, extended and remodelled, four bedroom detached bungalow offers modern and spacious accommodation with a low maintenance garden, off parking for multiple vehicles and benefits from an external home office and storage/garage. The property is situated in a quiet location, within a short walk to Ringwood Forest and Pottern Park which has direct access to Moors Valley country park and the Castleman trailways.

\*Vendors are suited with a vacant property so can offer a secure chain and transaction\*

 2  4  2  Multiple

- VENDOR SUITED - Onward purchase is vacant
- Extended and Remodelled 'Turn Key' Four Bedroom Bungalow
- Open Plan Kitchen/Dining Room
- Sitting Room with Log Burning Stove
- Open Plan Kitchen/Dining Room
- Conservatory with Tinted Glass and Radiator for Year Round Usage
- External Home Office Space
- Low Maintenance Garden with Substantial Outbuildings/Sheds
- Off Road Parking for Multiple Vehicles and Electric Gate

## **Entrance Hallway**

Entering the property via a UPVC composite front door, you are greeted with a spacious entrance hallway which has space for coats and shoes and a side unit if required. The entrance hall provides access to all of the accommodation with a loft hatch providing access to the partially boarded loft, which has power/lighting and a loft ladder. Two built in cupboards house the Worcester Bosch boiler, fuse board and water cylinder. Flooring is finished with Karndean wood effect floor which continues into the utility room, kitchen/dining room and conservatory.

## **Kitchen/Dining Room**

The kitchen/dining room is the hub of the property and has been fitted with a range of shaker style floor and wall units with a contrasting granite work surface fitted with a one and a

quarter inset stainless steel sink unit with an instant boiling hot water tap over. Appliances within the kitchen include a 'Range Master' five ring gas oven with a stainless steel chimney extractor over, enclosed with tiled metro brick splashbacks, integral Bosch dishwasher and built in wine cooler. There is space and plumbing for a freestanding American style fridge freezer. Further storage includes, pull out bin drawer and counter top cabinetry for glass ware. The dining room has a ample space for a six seater dining table and chairs. Two sets of Oak glazed double opening doors lead into the sitting and conservatory from the dining area, providing a bright and airy flow through the living space.

## **Utility and Cloakroom**

The separate utility room is accessed from the hallway and provides additional storage space with floor units and a contrasting work surface

which is fitted with a Lamona sink unit and drainer with a mixer tap and tiled splashback over, a full height cupboard provides storage for the ironing board and Hoover and has a double socket within, there undercounter space and plumbing for a washing machine and tumble dryer. A built in cupboard provides shelving for linen and benefits from a radiator within. The utility room features its own heating system which can be controlled individually from mains heating system. A internal door provides access to the separate cloakroom which comprises a low level WC and wash hand basin and vanity unit, finished with Karndean flooring.

## **Sitting Room**

The sitting room enjoys views over the rear garden and provides ample room for a sofa suit and chairs with freestanding furniture. A log burning stove provides a wonderful focal point

to the room and situated on a slate hearth with brick slip recess and Oak mantle over.

## **Conservatory**

The conservatory provides an additional reception room and enjoys wrap around windows and French doors on a brick plinth. The conservatory has been finished with Karndean flooring and benefits from tinted glass in the apex windows and a wall mounted radiator.

## **Bedroom 1 and En Suite**

A spacious primary bedroom is located to the front elevation and benefits from ample space for freestanding furniture and king size bed. An internal door leads into the luxurious fully tiled en suite shower/bathroom which comprises a bath with a handheld shower attachment and mixer taps, a large walk in shower enclosure with

start/stop wall mounted Aqualisa and valves, ceiling mounted rainfall showerhead, separate attachment and a wall mounted towel rail, a low-level WC with concealed vanity unit and wash and basin with mixer tap, illuminating and demisting mirror.

### **Bedroom 2**

A spacious double bedroom with an aspect to the front elevation. Ample space for a king size bed and freestanding furniture.

### **Bedroom 3**

A large single or small double bedroom with an aspect to the side elevation.

### **Bedroom 4**

Single bed/nursery with aspect side elevation.

### **Family Bathroom**

The family bathroom comprises a white suite with a low level WC, wash hand basin vanity unit, enclosed panelled bath with a rain fall shower head over and glazed shower screen, heated towel rail and wall mounted illuminating and demisting mirror. Finished with tiled flooring and partially tiled walls.

### **External Home Office/Garage**

The garage has been sub-divided with a fully equipped, insulated and mains heated home office with has its own access via a UPVC part glazed door with a window over the garden. The front being a large storage garage with an electric up and over roller door.

### **Externally**

The front of the property is bounded with a brick wall and piers with an

electric sliding gate which provides access onto the driveway which has off road parking space for multiple vehicles with outside electric ports for charging, exterior lighting and hot/cold/filtered outside water taps. The rear garden can be access to both sides of the bungalow via secure gates.

The rear gardens is low maintenance with a patio directly off the rear of the property and mainly laid to lawn with a shingle and shrub border, enclosed with fencing to all sides. Two large garden sheds provides plenty of additional storage space. One being alarmed with power and lighting within.

### **Location**

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. With live music, theatre, children's activities and a cinema the Verwood Hub is a thriving community centre with something to suit all ages. 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.

**EPC – C COUNCIL TAX - D**

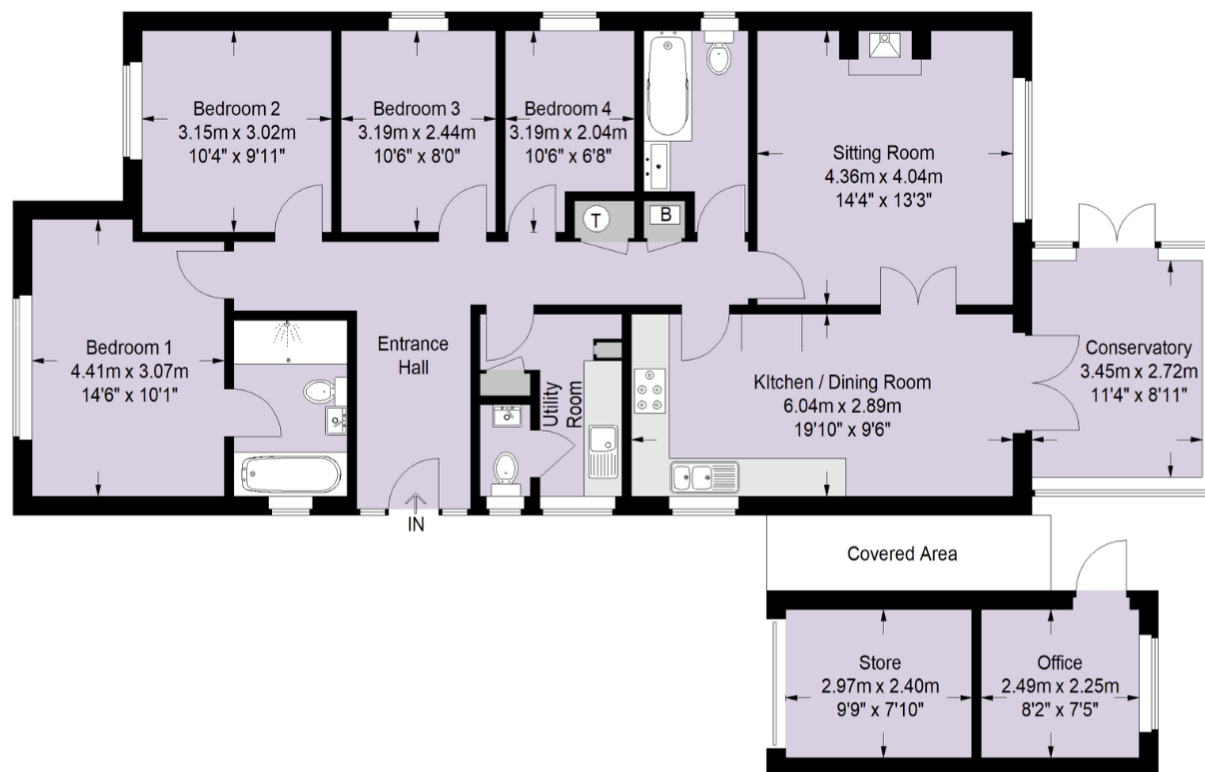




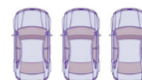




Approximate Gross Internal Area  
 120.8 sq m / 1300 sq ft  
 Store / Office = 13.3 sq m / 143 sq ft  
 Total = 134.1 sq m / 1443 sq ft



PARKING:  
 MULTIPLE



ACACIA ROAD  
 VERWOOD  
 BH31



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 MOVING BEYOND EXPECTATIONS

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#### APPROXIMATE AREAS

GROUND FLOOR AREA	1300 SQ FT
FIRST FLOOR AREA	N/A SQ FT
TOTAL FLOOR AREA	1443 SQ FT

COUNCIL TAX D

EPC RATING C

APPROXIMATE UTILITY COSTS

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

01425 561227  
 Ringwood@meyersstates.com  
 www.meyersstates.com

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