

**Noon Hill Road**

Verwood | Dorset | BH31 7DB









# Asking Price: £450,000

Conveniently located in a quiet and desirable residential road, moments from walks that lead into Ringwood Forest. This beautifully presented and remodelled two double bedroom detached bungalow is situated in a generous plot with an open plan kitchen/dining room, en suite and family bathroom, generous size sitting room and conservatory and an extensive driveway and detached garage.

The perfect home for someone moving up market to a detached property or downsizing from somewhere larger and wanting to be close to forest walks.

 1  2  2  Multiple

- Quiet Location situated in a Desirable Road
- Beautifully Presented Throughout
- Remodelled, Open Plan Kitchen/Dining Room
- En Suite and Family Bathroom
- Spacious Sitting Room
- Conservatory
- Sizeable and Private Plot
- Off Road Parking for Multiple Cars and Detached Garage
- Moments from Ringwood Forest and Bridle Paths

## Entrance Hallway

Entering the property via the covered storm porch, a partially glazed UPVC door leads into the spacious entrance hallway which provides access to all of the living and bedroom accommodation and features panelled walls and walnut style laminate flooring. An internal cupboard provides space for linen and houses the water tank and there is space within the hallway for a console unit, shoe storage and coats. A ceiling hatch is located within the hallway and provides access to the loft space via a pull down ladder and there is lighting within.

## Kitchen/Dining Room

An internal door from the hallway leads into the dual aspect, open plan, kitchen/dining room which has been re-designed by the current owners to create a sociable space for entertaining and dining. The shaker

style kitchen has a comprehensive range of floor and wall mounted units with a contrasting Oak effect worksurface which has been fitted with ceramic sink unit and drainer with a mixer tap and a four ring gas hob with a Neff chimney style, stainless steel, extractor over and a pattern tiled splashback. Appliances include a mid-height oven and grill, integral dishwasher and washing machine and there is space for a freestanding fridge/freezer. Storage within the kitchen includes deep pan drawers, corner cupboards with pull out baskets and a floor to ceiling cupboard which houses the boiler and has built in shelving. The dining area has an aspect over the front elevation and has ample room of a six/eight seater table and chairs and a partially glazed UPVC personnel door leads to the rear garden.

## Sitting Room

Double opening doors from the

hallway provides access into the spacious sitting room which has a continuation of the walnut style flooring and features panelled walls, alcove shelving and has provisions for wall mounted TV. There is space for sofa suites and freestanding furniture and has an aspect over the rear garden via the patio doors.

## Conservatory

Sliding patio doors from the sitting room lead into the conservatory/garden room which has floor to ceiling windows and UPVC French doors which lead out to the rear garden. An additional sitting room or play room for children.

## Bedroom 1

The primary bedroom has an elevation to the front of the property and benefits from bespoke fitted wardrobes which have shelving and rails within and feature a panelled

wall. There is ample space for a king size bed and freestanding furniture.

## Bedroom 2

Another double bedroom which also has an aspect to the front and has built in wardrobes, drawers and alcove shelving. A sliding door leads into the fully tiled en suite shower room which comprises a ceramic basin with vanity storage unit below and mixer tap, low-level W.C, wall mounted towel rail, walk in shower enclosure with a rainfall showerhead with a separate attachment and mixer tap.

## Bathroom

The modern family bathroom has been fitted with a low-level W.C, panelled bath with mixer taps and separate shower attachment, ceramic basin and pedestal with a mixer tap and is enclosed with marble effect tiled walls and tiled floors.

## Garage

The brick built detached garage is located to the far corner of the rear garden and accessed via the driveway which leads down the side of the property. The garage is accessed via the up and over door and has lighting within. The owners have utilised the garage as an outdoor bar area.

## Externally

The front of the property is approached via a tarmac driveway which provides off-road parking for two/three vehicles in front of the double gates, with additional parking behind the gates together with the garage. The front is mainly laid to shingle with decorative circular beds and is enclosed with an established hedge, panelled fencing and brick wall.

The private rear garden is mainly laid to lawn with a tarmac driveway

leading up to the garage and path around the edge of the property and conservatory and is well enclosed with fenced borders and double wooden gates to the side of the property.

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

**EPC D**  
**COUNCIL TAX E**



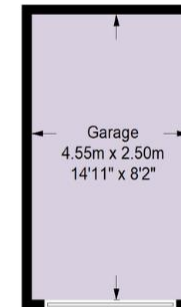








Approximate Gross Internal Area  
 88.6 sq m / 954 sq ft  
 Garage = 11.4 sq m / 123 sq ft  
 Total = 100 sq m / 1077 sq ft



(Not Shown In Actual  
 Location / Orientation)

PARKING:

NOON HILL ROAD  
 VERWOOD  
 BH24



#### APPROXIMATE AREAS

GROUND FLOOR AREA	954 SQ FT
FIRST FLOOR AREA	N/A SQ FT
TOTAL FLOOR AREA	1077 SQ FT
COUNCIL TAX	E
EPC RATING	D
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.

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