

Noon Hill Drive,
Verwood | Dorset | BH31 7XU





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Offers In Excess Of: £450,000

Occupying an enviable corner plot this immaculately presented three double bedroom detached bungalow is offered to the market CHAIN FREE. Located within a quiet location close to popular dog walks in Ringwood Forest the property benefits from beautifully landscaped gardens, a detached garage, driveway parking, spacious sitting room, kitchen/breakfast room, separate dining room, ensuite shower room and a wet room. A viewing is highly recommended.



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3



2



Detached Garage & Driveway

- Three Double Detached Bungalow
- Chain Free
- Private Corner Plot with impressive Enclosed Gardens
- Detached Garage and Driveway Parking
- Ensuite Shower Room & Wet Room
- Spacious Kitchen/Breakfast Room
- Living Room with Separate Dining Area
- Close to Ringwood Forest

Entrance

Approached via a paved pathway sandwiched between a half height brick wall enclosing a beautifully landscaped front garden, the sloped front entrance is also suitable for disabled access. A covered external front porch then precedes a UPVC door which provides access to a spacious 'L-Shaped' hallway. The hallway features two large storage cupboards and hatch access to a spacious loft.

Sitting Room

Entered via glazed double doors from the hallway the sitting room offers a bright and spacious feel, enjoying double aspects to the front and side, including double glazed UPVC sliding doors overlooking the garden.

Enjoying a brick fireplace as a focal point the large living area also provides access to the separate dining room via an open archway which itself has ample room for a considerable dining table and chairs.

Kitchen/Breakfast Room

Also accessed via the hallway the contemporary kitchen breakfast room enjoys an aspect to the rear and comprises of shaker style base and eye level units with chrome handles, contrasting worktops and a one/half stainless steel sink. Complete with space and plumbing beneath for washing machine the kitchen also features an electric hob with hood, double electric oven, larder cupboard, integrated dishwasher and fridge.

A corner cupboard houses the boiler (fitted in 2018) whilst the kitchen offers ample space for a breakfast table and chairs and further room for free standing furniture sits adjacent to private double glazed door to rear driveway access.

Bedroom 1

The principle bedroom is located to the front of the property and also profits from double aspects via UPVC double glazed windows. Comprising of carpeted flooring, sliding door mirrored wardrobes and built in drawer furniture the bedroom also benefits from the use of an ensuite shower room, complete with low level WC, wash hand basin and fully tiled shower cubicle, obscure window and a radiator.

Bedroom 2

Another bright and spacious double aspect room bedroom two has ample room for large free standing furniture.

Bedroom 3

This front facing room makes for the perfect study/home office or smaller guest double bedroom. Comprising of carpeted flooring and a wall hung GCH radiator beneath a double glazed window.

Wet Room

Suite comprising of a low level WC, wash hand basin and shower with curtain enclosure. Obscure glazed window to the rear and a heated towel rail.

Garage

A block paved driveway found to the left of the property wraps around the side and back of the bungalow to a single detached garage located in the corner of the plot, behind private double gates. Featuring a side door to the garden the garage is accessed via an up and over door and benefits from lighting and power.

Garden

The private garden is located to the side of the property and offers a sunny aspect. Featuring a spacious patio area and corner rockery, the extremely private garden also profits from a lawned area and is enclosed by board fencing a brick wall.

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Location

Situated in a quiet position within the popular town of Verwood, Noon Hill Drive is a quiet cul-de-sac conveniently located close to popular dog walking routes across Ringwood Forest. . 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:

E

Local Authority:

Dorset

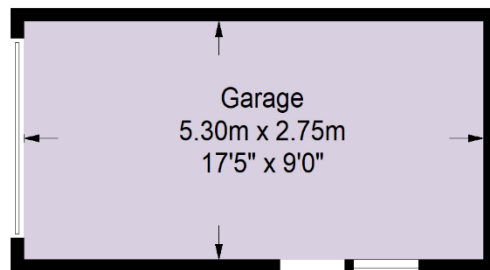
EPC Rating:

D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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





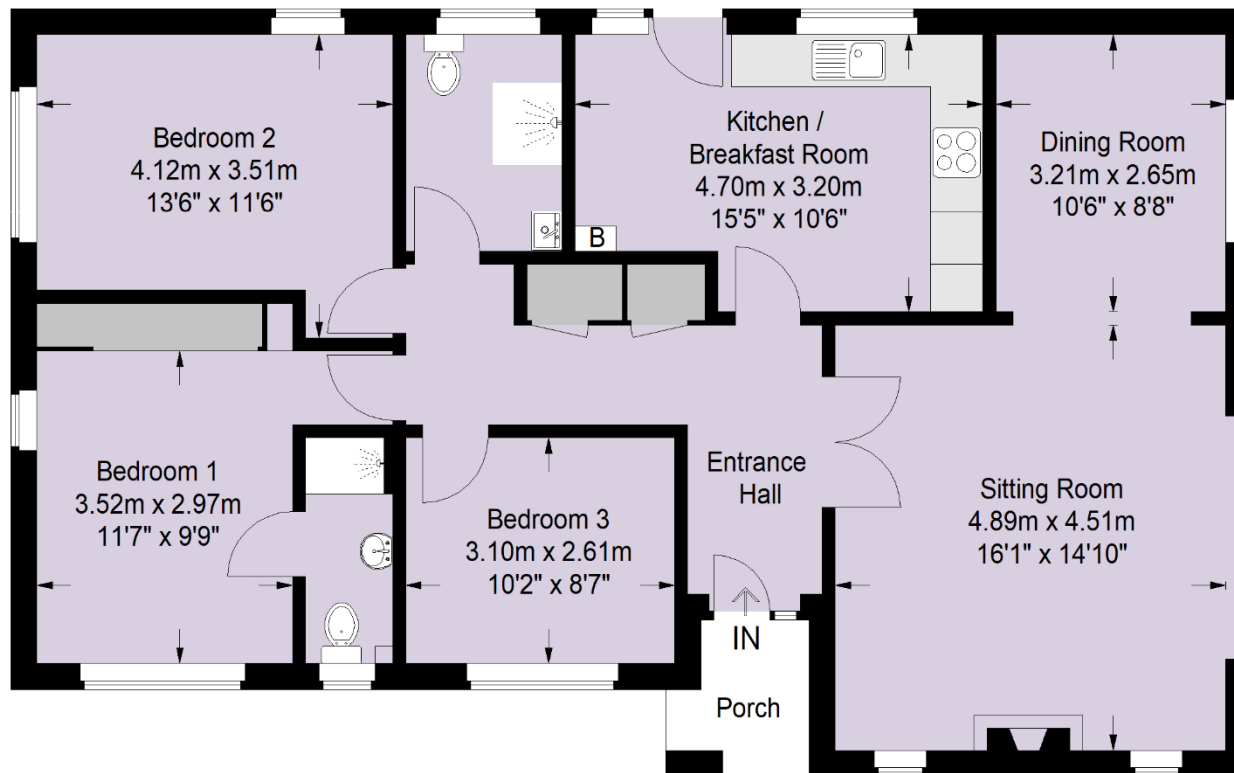
(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area

103.3 sq m / 1112 sq ft

Garage = 14.6 sq m / 157 sq ft

Total = 117.9 sq m / 1269 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.



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