

Haywards Farm Close

Verwood | Dorset | BH31 6XW



MEYERS
LIVING BEYOND EXPECTATIONS



Offers In Excess Of: £535,000

A beautifully presented and maintained four bedroom detached family home which is located in a quiet cul de sac development, close to Dewlands common and within the desirable Emmanuel middle School Catchment. This fabulous home is offered to the market with no onward chain and features an en suite shower room, family bathroom and ground floor cloakroom, a spacious sitting room and an open plan kitchen/breakfast/dining room, landscaped garden and double garage.

 1  4  2  3 + Double Garage

- Four Double Bedroom Detached Family Home
- Beautifully Maintained and Presented Throughout
- Dual Aspect and open Plan Kitchen/Breakfast, Dining Room
- Dual Aspect Sitting Room with French Doors to Rear Garden
- Ground Floor Cloakroom
- Primary Bedroom with En Suite Shower Room
- Situated in a Quiet Cul De Sac Location
- Detached Double Garage and Off Road Parking
- Stunning Landscaped Garden with Summerhouse/Chalet

Entrance Hallway

A UPVC composite front door with a side panel window provides access to the entrance hallway which is finished with engineered oak flooring. An internal door leads into a store cupboard within the hallway which houses the fuse board and has space for coats and shoe storage and there is space under the stairs for freestanding furniture. Stairs rise to the first floor landing from here.

Ground Floor Cloakroom

The ground floor room is located off the hallway and comprises a low W.C with a built-in flush and cistern, ceramic basin and vanity unit below with a mixer tap

with a tiled splashback and finished with tiled flooring.

Sitting Room

A part glazed door from the hallway leads into the dual aspect sitting room which is a generous size and has an elevation to the front and rear via the UPVC French doors. A centralised Oak mantelpiece provides a focal point to the room and could be fitted with a fireplace. There is ample space for sofa suites and freestanding furniture.

Kitchen/Breakfast/Dining Room

Also accessed from the hallway the dual aspect kitchen/breakfast/dining room has a lovely open plan

feel with views to the front elevation and rear garden which is also accessed via the UPVC French doors. The kitchen comprises a range of white gloss shaker style floor and wall mounted units with a contrasting granite stone work surface, upstands and splashback, fitted with an inset stainless steel sink and a half with a mixer tap. Appliances within the kitchen include a stainless steel five ring Stoves range style cooker with Neff chimney style extractor over, integral Bosch dishwasher and washing machine, and there is space for an American style fridge/freezer (the plumbed Samsung fridge/freezer is available subject to negotiation). The work surface wraps around into an 'L' shape and provides a breakfast bar

and space for two or three stools. There is ample space in the dining area for a 6/8 seater dining table and chairs and there is provision for wall mounted TV. The Glow Worm boiler is located to the corner of the kitchen and housed behind a wall cupboard.

First Floor Landing

The first floor landing provides access to all four bedrooms and the family bathroom, a ceiling hatch which provides access to the loft space.

Bedroom 1 and En Suite

A spacious primary bedroom with an elevation to the south facing front aspect, there is ample space for a

king or super king bed, freestanding furniture with provisions for a wall mounted TV. An internal door leads into the modern en suite shower room which is enclosed with tiled flooring and tiled walls, comprising a walk-in shower with glass shower screen, wall mounted Bristan mixer valves and an overhead rainfall shower, ceramic basin with mixer tap and vanity storage below and illuminated mirror over, low-level W.C with built-in cistern and flush and a wall mounted towel rail.

Bedroom 2

Another spacious double bedroom with an elevation to the front aspect, ample room for a double bed and freestanding furniture. An internal door provides access

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the airing cupboard which houses the water tank and has built in shelf for linen.

Bedroom 3

A small double bedroom or large single, with an elevation to the rear garden. Currently utilised as a home office.

Bedroom 4

Another large single or small double bedroom, also with an elevation over the rear garden. This room could also be utilised as a dressing room to the primary bedroom.

Family Bathroom

Another modern family bathroom suite finished with tile floors and tiled walls.

Comprising an 'L' shaped panelled bath with mixer taps and shower attachment over with a hinged glazed shower screen, low-level W.C, ceramic wash hand basin with mixer tap and vanity storage below with an illuminated mirror over, wall mounted towel.

Double Garage

The detached double garage has a single up and over door and plenty of storage within with space in the roof apex. Benefitting from LED lighting and double sockets.

Externally

The front of the property is approached via a tarmac driveway where there is space for two vehicles in front of the garage with a

shingled area providing an additional parking bay. Enclosed with fence panels and a side gate to access the rear garden and a sandstone patio path which leads to the front door and gate with a lawned boundary.

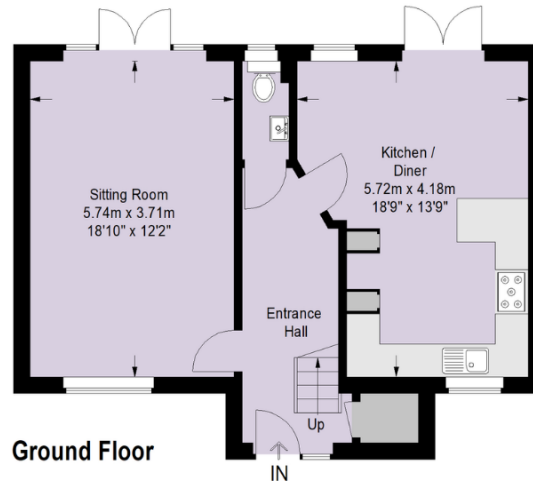
The stunning landscaped rear garden features a sandstone patio which is located directly off the rear of the property which accesses the kitchen/dining room and the sitting room via French doors, also featuring external down lighters to the rear and side with a dwarf brick wall and steps up to a lawned garden with shrub and tree borders, enclosed with Panelled fencing, concrete post and kickboards. A summer house has power and lighting within and a lean to garden shed to the side elevation.

Location

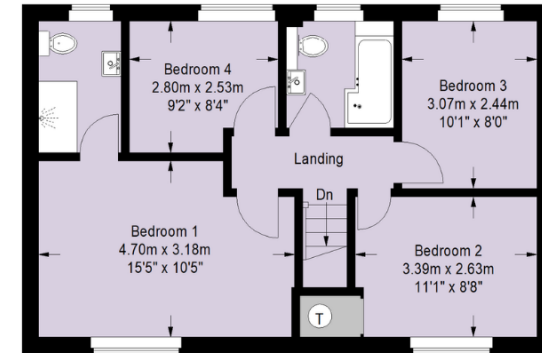
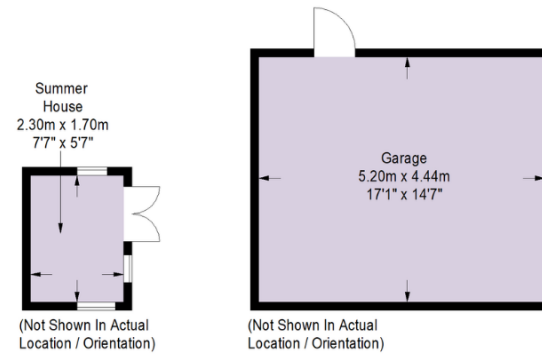
Bordering the beautiful New Forest, Verwood is surrounded by woods and heath land and is within easy reach of the stunning sandy beaches on the south coast. At its centre is Ferrets Green, a popular meeting place with a parade of shops including local butchers, Costa Coffee and The Old Pottery. A large 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.



Approximate Gross Internal Area
 Ground Floor = 57 sq m / 613 sq ft
 First Floor = 52 sq m / 560 sq ft
 Garage / Summer House = 27 sq m / 291 sq ft
 Total = 136 sq m / 1464 sq ft



Ground Floor



First Floor

PARKING: 

HAYWARDS FARM CLOSE
 VERWOOD
 BH31



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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.

APPROXIMATE AREAS	
GROUND FLOOR AREA	613 SQ FT
FIRST FLOOR AREA	560 SQ FT
TOTAL FLOOR AREA	1464 SQ FT
COUNCIL TAX	E
EPC RATING	C
APPROXIMATE UTILITY COSTS	

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