

ALBION WAY

Verwood, BH31 7LT





Price: £389,000

Set on a desirable corner plot with driveway parking, garage and a bright south facing garden, this spacious three bedroom family home offers versatile accommodation in a popular residential location. The property comprises a generous lounge/diner, conservatory, fitted kitchen, downstairs cloakroom, three double bedrooms including an en-suite to the principal, and a fully tiled family bathroom. Outside, the home enjoys a private garden with summerhouse and shed, alongside a detached pitched roof garage , with electric up and over door.

 1  3  2.5  Garage & Driveway

- Three Double Bedroom Detached House
- Detached Garage
- Driveway Parking
- Chain Free
- Bright and Spacious Living Room
- En-suite Shower Room
- Conservatory
- Downstairs WC
- Private South Facing Garden



Entrance & WC

Approached via a tarmac driveway with tandem parking, a side patio path and front lawn lead to the storm porch providing shelter to the UPVC front door. The internal hallway benefits from wood effect flooring and houses the carpeted staircase. The cloakroom comprises half height tiling, corner wash hand basin, low level WC, wall mounted medicine cupboard and obscure front aspect window.

Kitchen

The kitchen enjoys garden views via a double glazed window and is fitted with a farmhouse style sink, base and eye level storage units

and contrasting worktops. Integrated appliances include Neff double ovens and an induction hob, with further space and plumbing for a washing machine and freestanding fridge/freezer. The Worcester boiler is also housed here, with a UPVC side door providing external access to the garden and garage.

Sitting/Dining Room

Stretching the depth of the property, this spacious reception room features a focal point electric fireplace and carpeted flooring to the sitting area. The lounge flows seamlessly into the dining area, providing ample room for a family table and chairs.

Conservatory

Accessed via sliding doors from the dining space, the bright and airy south facing conservatory overlooks the garden through multiple double glazed windows. French doors open onto the patio.

Landing

The first floor landing benefits from a side aspect window for natural light and provides access to all bedrooms, the family bathroom and the loft hatch.

Bedroom 1

The main bedroom enjoys a southerly aspect with elevated garden views and features built-in wardrobes

with shelving and hanging space. A private en-suite shower room includes fully tiled walls, laminate flooring, a corner shower, wash hand basin with vanity storage, low level WC, radiator and obscure rear aspect window.

Bedroom 2

A bright and spacious double bedroom with built-in wardrobes and an open front outlook.

Bedroom 3

Another well-proportioned double room with dual front aspect windows. This bedroom also houses the airing cupboard with shelving for towels and linens.

Family Bathroom

The fully tiled family bathroom comprises a panelled bath with shower screen and hose attachment, wash hand basin and WC set within a vanity unit, wall-mounted mirrored cupboard, radiator and obscure side aspect window.

Garage & Driveway

A tarmac drive offers tandem vehicular parking and access to the detached garage. The pitched roof garage includes lighting and power, an electric up-and-over door and useful boarded loft space for additional storage.

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Council Tax Band: D

Local Authority: Dorset

EPC Rating: D

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Garden

The private south facing garden is enclosed by a brick wall to the rear and side, and panel fencing to the other boundary. Featuring a patio area perfect for al fresco dining, sleeper-lined flower beds, lawn, summerhouse and shed, the garden is designed for both relaxation and practicality. A secure arched side gate provides external access, while the garage can also be entered via a UPVC side door.



Location

Situated in a quiet position within the popular town of Verwood, Albion Way is conveniently located close to popular dog walking 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. A large Morrison's Store is within half a mile of the centre and the town lies just a few 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.

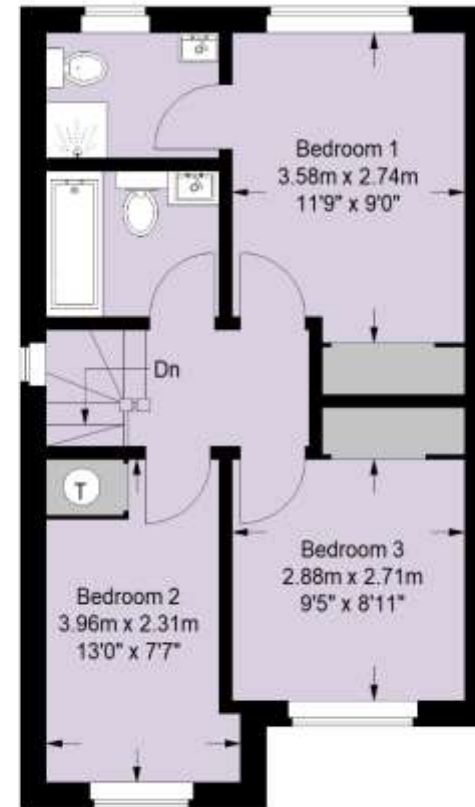
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85-91
65-80	C		
55-64	D	55-64	
35-54	E		
21-34	F		
1-20	G		





Ground Floor

Approximate Gross Internal Area
 Ground Floor = 48.2 sq m / 519 sq ft
 First Floor = 39.7 sq m / 427 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 100.6 sq m / 1083 sq ft



First Floor

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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.