

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS



MEADOW GROVE

VERWOOD, BH31 6XL



OFFERS IN EXCESS OF £400,000

Enjoying a QUIET CUL DE SAC, this well presented detached family home has THREE DOUBLE BEDROOMS, two bathrooms, THREE RECEPTION ROOMS and low maintenance SOUTHERLY FACING REAR GARDEN.

Off the bright and spacious entrance hall there is a downstairs cloakroom and double doors into the formal dining room.

The sitting room has a box bay window and wood burning stove with exposed brick surround. Double doors lead through to the beautiful sun lounge offering a lovely view out to the rear garden.

The kitchen is fitted with a range of units and roll edge work surface with electric fan assisted oven and grill, space and plumbing for a washing machine and dishwasher with integral fridge freezer. A rear door leads through to the lean-to/log store which is attached to the single garage with up and over door, power and light.

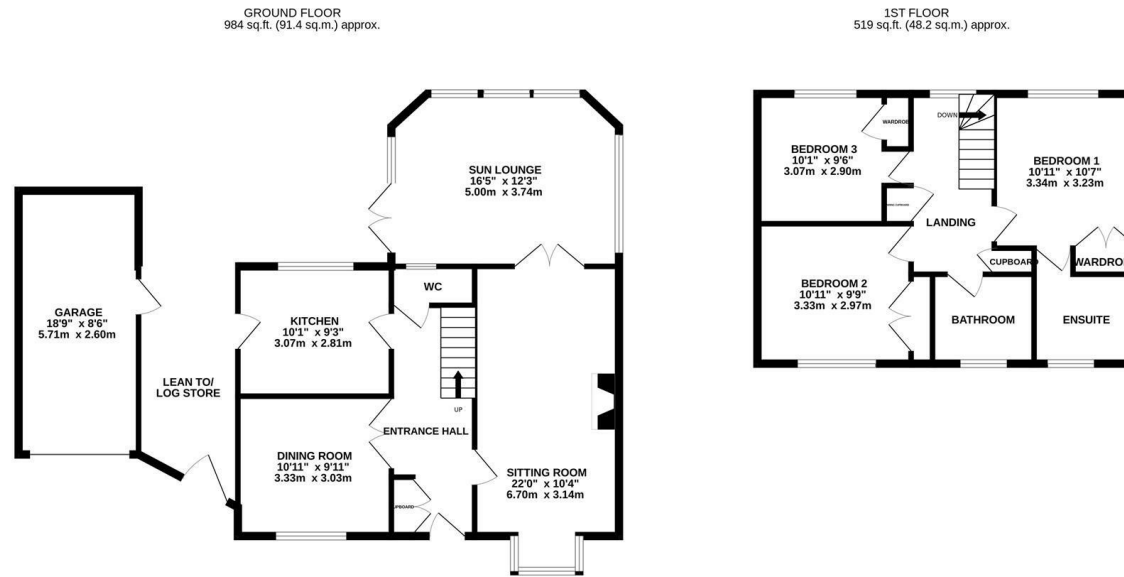
Upstairs, all three bedrooms are doubles with built-in wardrobes. The master benefits from an en-suite bathroom, the others are serviced by a beautifully appointed modern shower room fitted with walk-in shower and vanity storage

Externally, the front garden has been laid mainly to lawn, surrounded by mature hedging with plenty of off road parking on the substantial driveway. Southerly facing, the rear garden has been made low maintenance with artificial lawn and patio.

Energy Performance Rating D
Council Tax Band D



Local expertise with powerful national marketing



TOTAL FLOOR AREA : 1502 sq.ft. (139.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595

EDWARDS
ESTATE AGENTS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.