

*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS



**MONEYFLY ROAD**  
VERWOOD, BH31 6BL







# GUIDE PRICE £725,000

---

This stunning DETACHED BUNGALOW is immaculately presented offering a MODERN AND STYLISH LIVING SPACE. Boasting an impressive 5 BEDROOMS and 3 BATHROOMS, providing ample space for a GROWING/MULTI-GENERATIONAL FAMILY or those who love to entertain.

Located in a peaceful non estate neighbourhood, this bungalow is on a Bridlepath, within walking distance of both Ringwood Forest and Potterne Park Nature Reserve, ideal for cyclists and walkers alike, offering privacy and tranquillity while still being conveniently close to local bus routes, doctor's surgery and local amenities.

Energy Performance Rating C  
Council Tax Band E





The property is accessed via five bar gate onto the driveway. The front garden has been laid with low maintenance in mind with ornate limestone gravel and Indian stone patio.

A light blue composite door leads into the entrance hallway where all accommodation flows nicely off.

There are two large double bedrooms to the front, one is currently arranged as a kitchenette/dining room, the other as a lounge however these could both be really good size double bedrooms. In addition there is a further double bedroom and sizeable four piece family bathroom with separate shower cubicle and bath.

Simply stunning, the semi vaulted kitchen/dining and living area is a lovely spacious space featuring bi-fold doors, glass awnings and skylights ensuring this open plan space receives plenty of natural light. Fitted with bespoke kitchen units and stone worktops, central island with raised breakfast bar with wooden worktop, fully integrated appliances and beautifully tiled floor running throughout the entire living space. Off this area is a further generous double bedroom fitted with a full array of fitted/built-in wardrobes with hidden TV point, 'Jack and Jill ensuite, and bathroom shared with a further bedroom/lounge at the rear. This room has two skylights and plenty of space for a double bed, wardrobes, sofa and rear garden access, in addition it also has an ensuite shower room and rear garden access making this an ideal teenager suite.

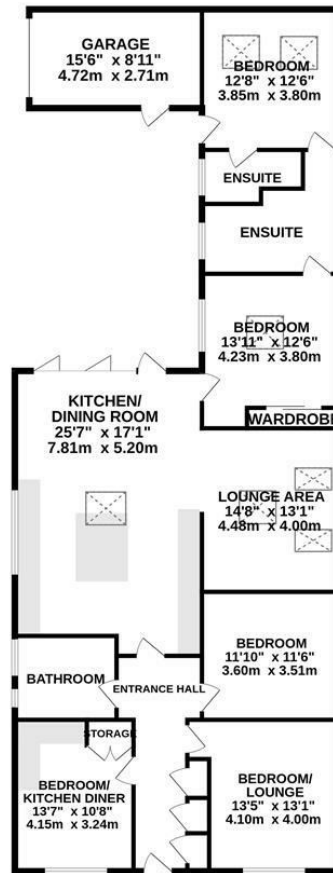
Southerly facing, the rear garden is extremely sunny and private. With extensive Indian stone patio it is a wonderful outdoor space for entertaining.

The garage has an electrically operated roller door, accessed off of Aspen Drive.

Energy Performance Rating C  
Council Tax Band E



GROUND FLOOR  
1860 sq.ft. (172.8 sq.m.) approx.



TOTAL FLOOR AREA : 1860 sq.ft. (172.8 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

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.



*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS



**Ferndown Office**

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)  
01202 855595