



KILN WAY  
VERWOOD, BH31 6GE







# GUIDE PRICE £415,000

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- THREE STOREY TOWNHOUSE
- KITCHEN/BREAKFAST ROOM
- BALCONY
- LOUNGE/DINING ROOM
- 4 BEDROOMS
- EN-SUITE
- PRIVATE ENCLOSED REAR GARDEN
- INTEGRAL GARAGE
- OFF ROAD PARKING
- SHORT STROLL FROM POTTERNE PARK

Upon arrival, you will find a tarmac driveway that accommodates parking for two vehicles, leading to a garage equipped with power, light, and plumbing for a washing machine. The welcoming inner hallway features a convenient downstairs cloakroom.

The ground floor boasts a versatile family room or third bedroom, complete with built-in wardrobes and an extended en-suite shower room. French doors open onto a lovely patio area, seamlessly connecting indoor and outdoor living.

On the first floor, the spacious lounge/dining room is bathed in natural light, thanks to two sets of windows and a delightful Juliet balcony. The kitchen/breakfast room, located at the rear, is fitted with beach-fronted units and modern appliances, providing ample space for dining. French doors lead to a charming balcony, perfect for enjoying morning coffee or evening relaxation.

The second floor features three well-proportioned bedrooms, including two generous doubles





with fitted wardrobes. The master bedroom benefits from a private en-suite shower room, while the remaining bedrooms share a family bathroom, ensuring convenience for all. The private enclosed rear garden is a true highlight, featuring a spacious patio area and a raised lawn surrounded by mature hedges and secure fencing, creating a tranquil outdoor retreat.

Located just a short stroll from Potterne Park Nature Reserve, this property offers a wonderful opportunity to enjoy both the comforts of home and the beauty of nearby walks. This townhouse is a must-see for those seeking a well-maintained and versatile family home.

#### Additional Information

Energy Performance Rating: C

Council Tax Band: D

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & integral garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





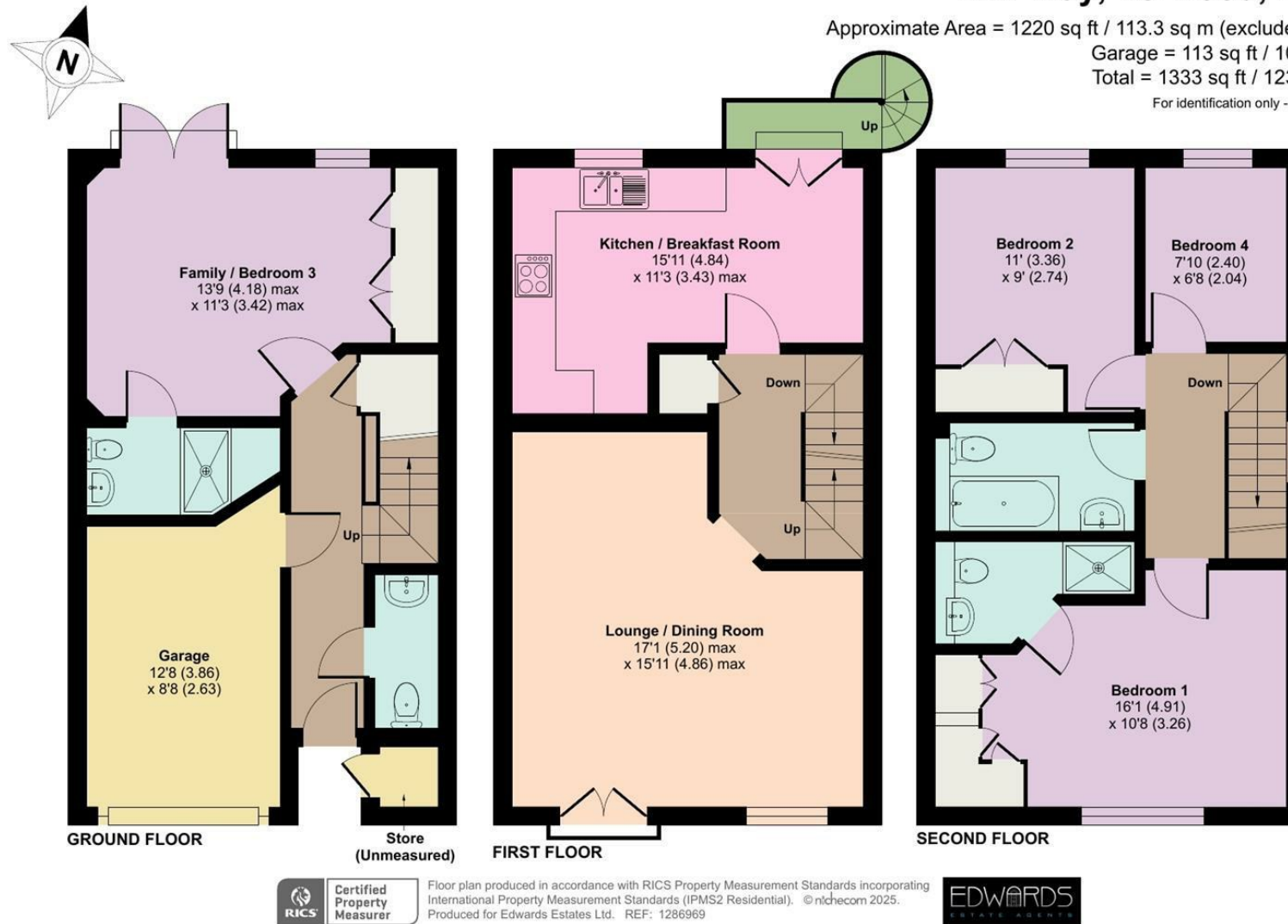
# Kiln Way, Verwood, BH31

Approximate Area = 1220 sq ft / 113.3 sq m (excludes store)

Garage = 113 sq ft / 10.4 sq m

Total = 1333 sq ft / 123.7 sq m

For identification only - Not to scale



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.



Ferndown Office

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