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**EASTWORTH ROAD**  
VERWOOD, BH31 7PJ







# GUIDE PRICE £650,000

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- MODERN BARN STYLE DETACHED HOUSE
- AIR SOURCE HEAT PUMP
- 3 BEDROOMS
- 2 BATHROOMS
- OPEN PLAN LIVING AREA
- BI-FOLD DOORS
- VAULTED HIGH CEILINGS
- DUAL ASPECT LOG BURNER
- BLOCK PAVED DRIVEWAY & DOUBLE GARAGE
- ENSUITE & FAMILY BATHROOM

This semi-detached house offers a delightful blend of MODERN LIVING and SPACIOUS comfort. With THREE WELL-PROPORTIONED BEDROOMS and TWO BATHROOMS, this property is perfect for families or those seeking extra space.



As you enter, you are greeted by a spacious entrance hallway that leads to a remarkable open plan living area. The vaulted high ceilings create an airy atmosphere, while the dual aspect log burner, complete with built-in log storage, adds a touch of warmth and character. The living space flows seamlessly into the contemporary kitchen, making it an ideal setting for entertaining or enjoying family time.

Bi-folding patio doors open up to a generously secluded garden, providing a perfect outdoor retreat. The garden features a large expanse of lawn, ideal for children to play or for hosting summer gatherings. Additionally, a substantial detached garage offers ample storage or potential for a workshop.

The property also boasts a convenient utility room and a downstairs WC, enhancing the practicality of the home. The master bedroom benefits from an ensuite bathroom, while a family bathroom serves the other two bedrooms, ensuring comfort and convenience for all.

Parking is a breeze with space for up to three vehicles on the block-paved driveway. This home is not just a property; it is a lifestyle choice, offering a peaceful retreat with modern amenities in a desirable location.

#### Additional Information

Energy Performance Rating: B

Council Tax Band: B

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: Yes

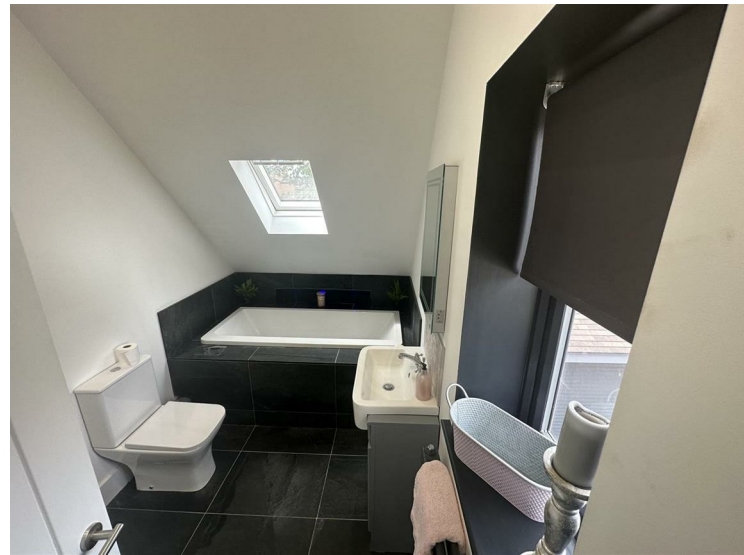
Parking: Private driveway & double garage

Utilities: Mains electricity, air source heat pump, mains water

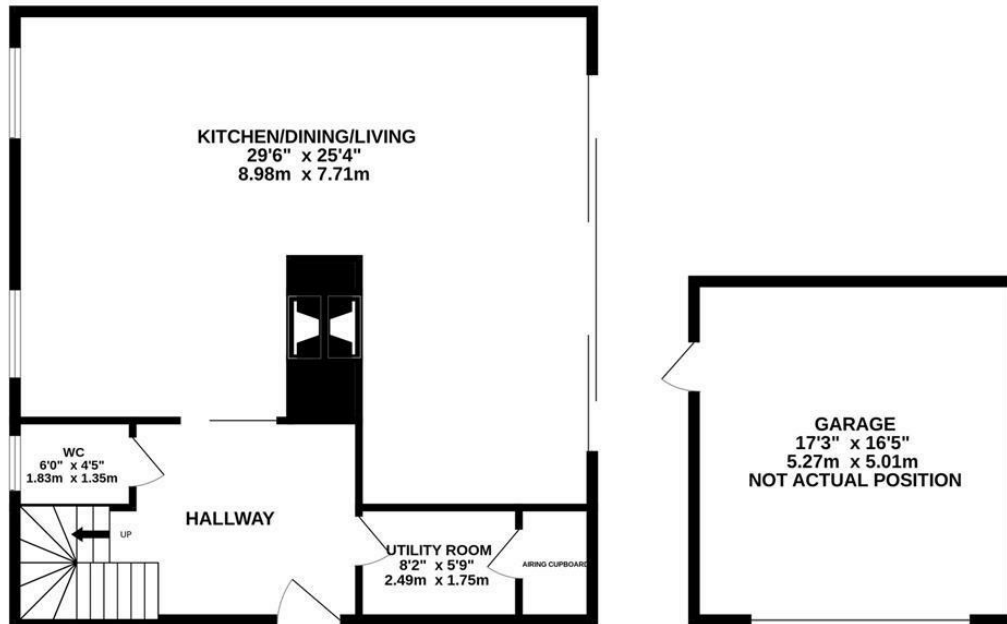
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

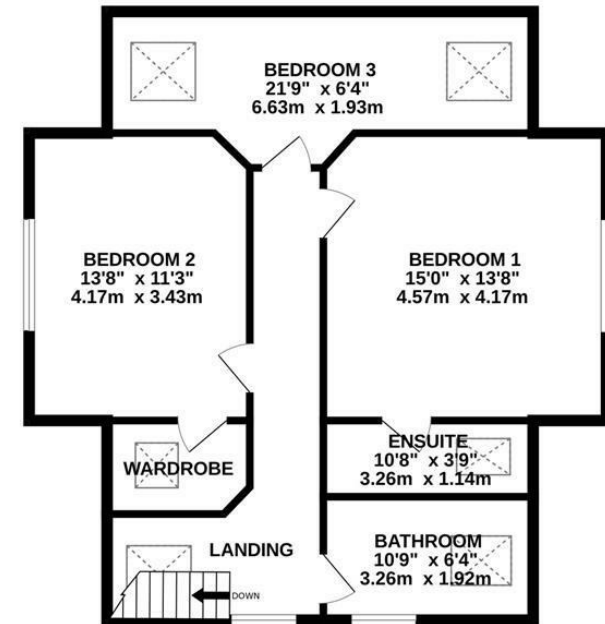
Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
1173 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 1962 sq.ft. (182.3 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.  
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