



Connells

Greenacre Firs Glen Road
Verwood



Property Description

Verwood is a town and civil parish in eastern Dorset, England. The town lies 10 miles north of Bournemouth and 13 miles north east of Poole as the crow flies. The civil parish comprises the town of Verwood together with the extended village of Three Legged Cross.

A modern town near the New Forest border surrounded by forest and heathland. There are several campsites in Verwood, and a small number of holidays lets which are marketed as close to the New Forest and Cranborne Chase Nature Reserve.

There are a number of shops and community and a selection of pubs, takeaways and restaurants. The leisure facilities at the Verwood Hub include cinema, theatre, arts, exercise, children's activities and cafe. Walks, golf and fishing are also available locally.

Just outside of the town visitors can also find the award-winning attractions Dorset Heavy Horse and Farm Park, a charitable attraction providing one of the country's last refuges for heavy horses, Potterne Park and Moors Valley Country Park.

Entrance Hall

Frosted double glazed door leading in to the hallway. Radiator.

Lounge

17' 6" x 13' 1" (5.33m x 3.99m)

Double glazed windows. Glazed door to the hallway and arch to the dining room. TV point. Double glazed French doors leading out to the garden with floor to ceiling windows to either side. Wood flooring. Feature fireplace with an electric fire.

Dining Room

13' 10" x 12' 10" (4.22m x 3.91m)

Dual aspect double glazed windows to the front and side aspect. Arch to the lounge and door leading to the kitchen. Wood flooring. Radiator.

Kitchen / Breakfast Room

20' 7" x 12' (6.27m x 3.66m)

Double glazed front door. Double glazed window to the front aspect and double glazed side aspect windows. Range of wall, base and drawer units with worksurfaces over. Stainless steel sink unit. Integral hob and oven. Space and plumbing for a dishwasher and washing machine. Space for a dryer. Space for a fridge/freezer. Boiler. Radiator and vinyl flooring. Breakfast bar.

Family Bathroom

Obscured double glazed window to the side aspect. Shower cubicle, enclosed bath, WC and wash hand basin, vanity unit. Tiled walls and floors.

Shower Room

Double glazed window to the side aspect. Shower cubicle. WC and wash hand basin inset to vanity unit. Ladder style towel radiator.

Bedroom One

13' 3" x 12' 10" (4.04m x 3.91m)

Double glazed window with shutters. Radiator. Carpet flooring.

Bedroom Two

12' 10" x 10' 6" (3.91m x 3.20m)

Double glazed window with shutters, radiator and carpet flooring.

Bedroom Three

9' 10" x 8' 10" (3.00m x 2.69m)

Double glazed window to the side aspect with shutters, radiator and carpet.

Bedroom Four

10' 5" x 7' 2" (3.17m x 2.18m)

Double glazed window. Radiator.

Loft Space

Insulated. Good size full footprint.

Outside

Garden / Games / Office

26' x 15' (7.92m x 4.57m)

Double glazed door to the side access. Double glazed windows to the front & rear aspect.

Garden

Green Acre is located at the end of a private shingle road, funded by the residence association.

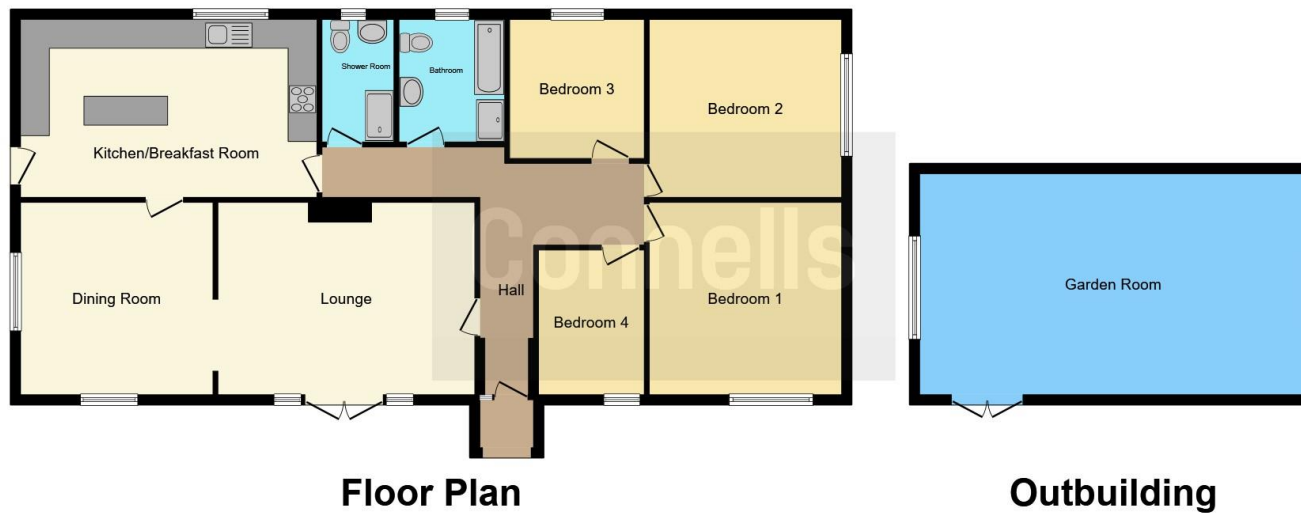
The gated shingle driveway is enclosed by impressive a mature tree, hedge and shrub border and opens up to provide plentiful off-road parking for numerous vehicles.

The bungalow is centrally located within the secluded plot with a paved patio area, large lawn area and mature shrub borders.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01202 861 677
E ferndown@connells.co.uk

37 Victoria Road
FERNDOWN BH22 9HT

EPC Rating: D

view this property online connells.co.uk/Property/FDN305572

Tenure: Freehold



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