



**Spacious 4-Bedroom Detached House in Popular Area**

**Tenure: Freehold**

**61 Hayward Crescent,  
Verwood, Dorset. BH31 6JS**

**Price £465,000**

- Enclosed Entrance Porch & Hall
- Large Lounge
- Dining Room with door to garden
- Kitchen/Breakfast Room & Utility Room
- 4-Good Bedrooms
- Bathroom & Separate Shower Room
- Gas Central Heating & PVCu Double-Glazing
- Wide Driveway & Garage
- Delightful 77' Rear Garden
- Ideal Location near to amenities & heathland walks



Spacious 4-bedroom detached house occupying a pleasant location near to highly rated first & middle schools, local amenities & protected heathland walks. The house offers well-planned accommodation with generous room dimensions including 2 good reception rooms, family bathroom & separate shower room. Outside, the house is approached via a wide block driveway providing ample 'off-road' parking & leading to an attached GARAGE. The property has a delightful private garden of approximately 77' in length. Considered by many, one of the better locations in Verwood, close to heathland walks & within easy reach of cafes, shops, post office, library & doctors surgeries. Directly opposite the house is an open green, tree lined space, so not overlooked from the front. Viewing recommended!

**Approximate Room Dimensions & Brief Description:**

**Enclosed Porch:** Ceramic tiled floor & night light.

**Hall:** Stairs to first floor.

**Shower Room:** Shower cubicle with electric shower unit. Wash basin & WC.

**Lounge:** Feature fireplace with display plinths.

**Dining Room:** Deep storage cupboard. Door & picture window to rear garden.

**Kitchen/Breakfast Room:** Range of floor and wall cupboards. Built-in high double oven. Gas hob with extractor fan above (untested). Pleasant outlook to rear garden. Ample space for breakfast table.

**Utility Room:** Worktop with cupboard below. Plumbing for washing machine & space for tumble dryer. Door to attached garage & door to rear garden.

**FIRST FLOOR**

**Landing:** Airing cupboard with insulated hot water cylinder. Hatch to insulated roof space.

**Bedroom 1:** PVCu double-glazed window overlooking front aspect. Large built-in wardrobe.

**Bedroom 2:** PVCu double-glazed window overlooking mature rear garden.

**Bedroom 3:** PVCu double-glazed window overlooking delightful rear garden.

**Bedroom 4:** PVCu double-glazed window overlooking front aspect.

**Family Bathroom:** Comprising panelled bath. Pedestal wash basin & WC.

**Gas Central Heating with Worcester Gas Boiler (system untested)**

**PVCu Double-Glazing, PVCu Soffits, Fascias & Gutters**

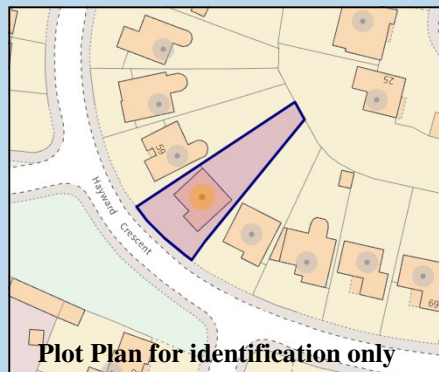
**Wide Driveway with block paving, providing excellent off-road parking & leading to:**

**Attached Garage:** approx 16'6" x 7'6". Up & over door & door to Utility Room. Power & light.

**Rear Garden:** Delightful mature garden predominantly laid to lawn with a paved patio to the rear of the house. Well stocked shrub borders and enjoying a good degree of privacy. 2 Garden Sheds. Greenhouse. Side gate. The garden measures approximately 77' in length. Overall plot size approximately 0.10 acre.

**Council Tax Band 'E'**

**Energy Rating 'tbc'**



Plot Plan for identification only



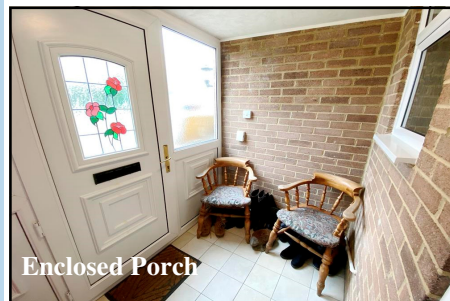
**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04734



Kitchen/Breakfast Room leading to Utility Room



Kitchen/Breakfast Room

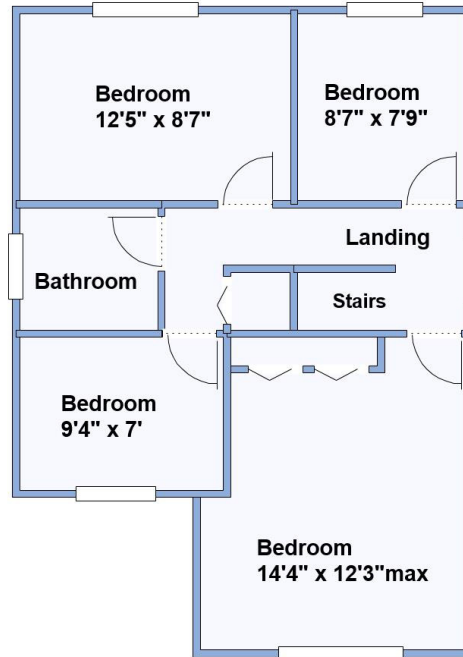
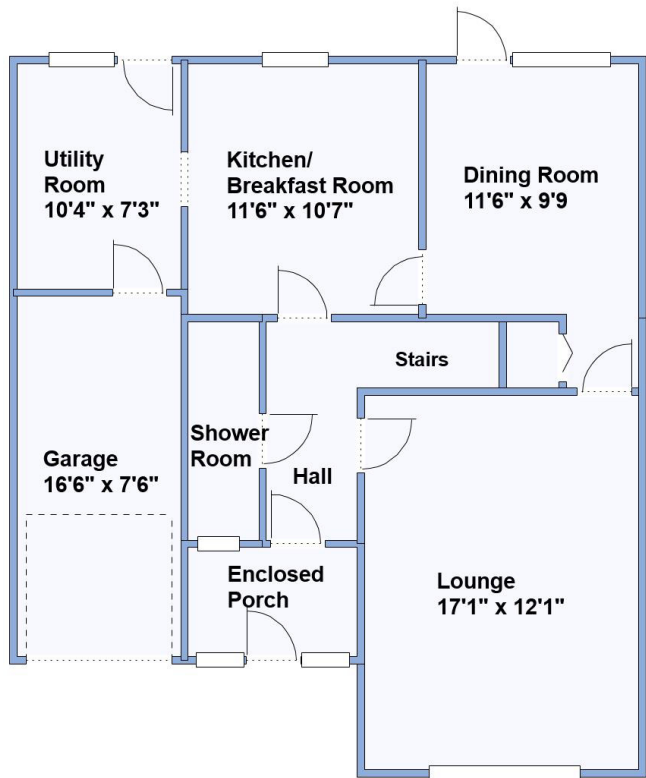


Enclosed Porch



Utility Room





This drawing has been prepared for diagrammatic purpose. All measurements are approximate. Not to scale.

