



HEARNES

WHERE SERVICE COUNTS

Potterne Wood Close, Verwood, BH31 6GD

A delightful, 70' private rear garden, designed to be easy to maintain, plenty of parking and a garage, are just a few features of this beautifully presented, spacious and stylish family home, that is located next to Potterne Woods.

The first floor lies host to three well-proportioned bedrooms, serviced by a family bathroom, in addition to a useful ground floor cloakroom/wc.

The kitchen has been thoughtfully designed in a comprehensive range of gloss grey units with contrasting tiled splashbacks and rich wooden worktops. Built-in appliances, stainless steel oven hob and filter/extractor fan over.

This impressive property further benefits from driftwood style flooring through the ground floor, gas central heating and double glazing.

The peaceful rear garden has been specifically designed to be easy to maintain and is perfect for outdoor entertaining. Its accessed by doors from the sitting/dining room and is enclosed by fencing with a realistic artificial lawn, timber outbuilding (with electricity) and brick built BBQ area.

Immediately to the front is off road parking in addition to a separate driveway and garage.

Potterne Wood, a local nature reserve, has an excellent gravel surfaced footpath suitable for walkers, cyclists and disabled access, which connects with the footpaths leading through Moors Valley Country Park and Ringwood Forest, and to Potterne playing fields.

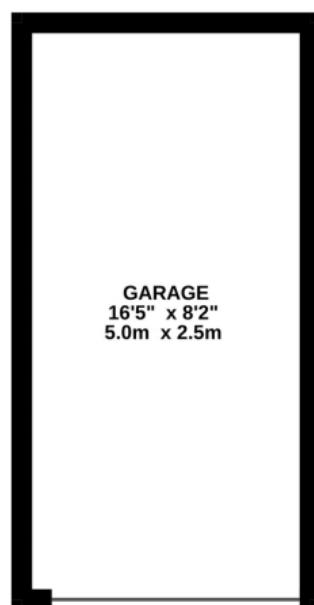
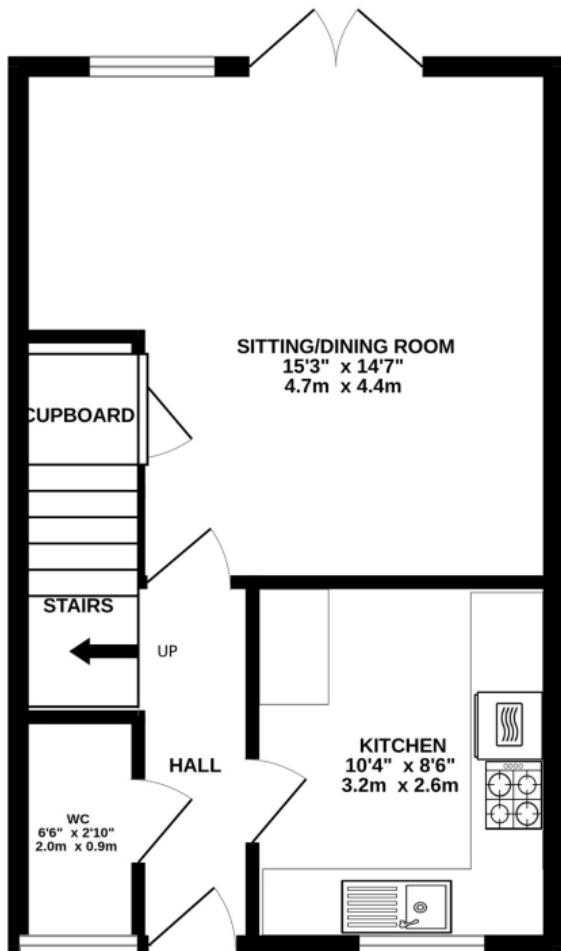
Local Authority: Dorset

Council Tax Band: D

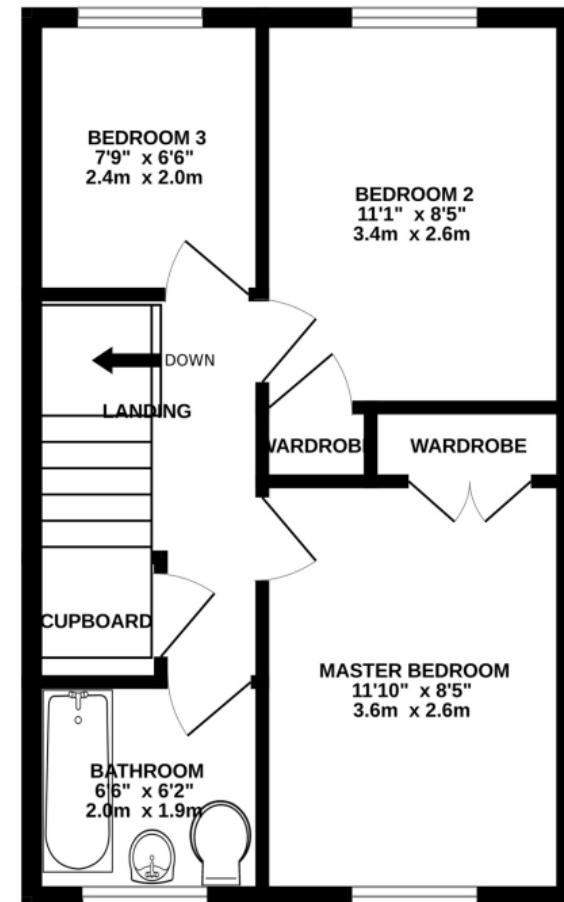
Energy Performance Certificate: Rating



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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.

