Manor Lane

Verwood | Dorset | BH31











Guide Price: £585,000

Offered chain free is this large four bedroom detached family house in the heart of Verwood. Fantastically located close to local schools, shops and amenities, the property boasts an attractive exterior with its Mock Tudor style. Approached via a well maintained driveway the property has ample off road parking and a garage, partially converted to an additional carpeted room. This wonderful family home enjoys spacious rooms throughout, the use of solar panels for electricity, large insulated outbuilding in the garden, ensuite bathroom and a utility room. Contact us today for further information and viewing arrangements.

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- Four Double Bedroom Detached House
- Chain Free
- Two Reception Rooms
- Large Kitchen/Breakfast Room
- West Facing Garden
- Ensuite to Master
- Partially Converted Garage
- Utility Room
- Driveway Parking
- Freehold

Entrance

The Property is entered through a composite double glazed front door which steps into a tiled porch with lighting. In turn leading to a large entrance hallway which includes an under stair storage cupboard, has wooden floors and features access to most of the downstairs rooms including a WC to the right which comprises of a wash hand basin, window to the front and low level toilet.

Living & Dining Rooms

The lounge area is an extremely well-proportioned room which benefits from a large double glazed window with front aspect providing plenty of light. The room is carpeted and has ample room for two large sofa suites as well as featuring a modern air conditioning unit cleverly hidden behind wall mounted artwork. This room leads to the spacious dining room via a square archway with ample space for a large eight seater dining table and chairs and enjoys views of the back garden. French doors provide access to a patio area and the garden beyond.

Kitchen

The kitchen is fitted with base and eye level storage cupboards and also enjoys views of the west facing garden through Brown Everest aluminium framed double glazed windows. The kitchen is fitted with an integrated Bosch fridge, electric Neff double ovens, gas hob and granite work surfaces with inset stainless steel sink and there is additional room for a breakfast table and seating for at least four chairs.

Utility Room

Internally accessed via a door from the kitchen, the utility room also provides direct access to the garden. This room is once again fitted with high gloss base and eye level units, one of which currently houses the Worcester Bosch Condensing boiler. There is additional space and plumbing in the utility room for further appliances if required and it has been fitted with a water softener.

First Floor Landing

Carpeted stairs lead to the first floor landing which provides access to all four bedrooms. The landing includes a large airing cupboard with storage space and water tank. Access to the loft is gained via a pull down ladder. The loft includes lighting.

Bedroom 1

Entered via a continuation of the landing area the master benefits from a fully tiled ensuite shower room which includes wall hung light up mirror, wash hand basin with vanity unit and low level WC. This spacious bedroom also features built in doubles wardrobes, bright and airy feel, air conditioning unit and ample room for further free standing furniture if required.

Bedroom 2

Located to the rear of the property this bedroom is also a large double which benefits from a large double glazed window and built in wardrobes fitted with hanging rails and shelves.

Bedroom 3

Previously utilised as a large study this room is located to the front of the house and is once again a generous double room with built in storage and ample room for a double bed and additional free standing furniture.

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Bedroom 4

The smallest of the four double bedrooms enjoying an elevated view of the back garden and is decorated in a neutral colour with space for a double bed and free standing furniture.

Family Bathroom

The tiled bathroom comprises of a bath, over hanging mains shower, wall mounted mirror, vanity unit with wash hand basin and a WC. Also included is a chrome towel rail and rear aspect obscure window.

Garden

The back garden enjoys a Westerly aspect and is complete with outbuilding currently utilised as a workshop which is fully insulated and double glazed making it ideal for a home office conversion. There is an Indian Limestone patio area which also leads to the side of the house where you will find a gate and garage access. Beyond the patio the garden has been laid to lawn and eclosed by board fencing. A side gate to one side provides secure external access whilst the other side also features a small shed.

Garage

An electric roller door provides front access to storage area whilst a stud wall and internal door separate a carpeted room. A side door provides garden access. The garage includes a Tesla power wall 2 storage battery. The batteries have a 32 amp rating and are connected to the internet so that you can control your electricity use. It is predominantly fed via the solar panels on the roof of the house but can also store off peak electricity to help bring down electrical bills. Externally there is also an Anderson car charging point suitable for all electrical vehicles.

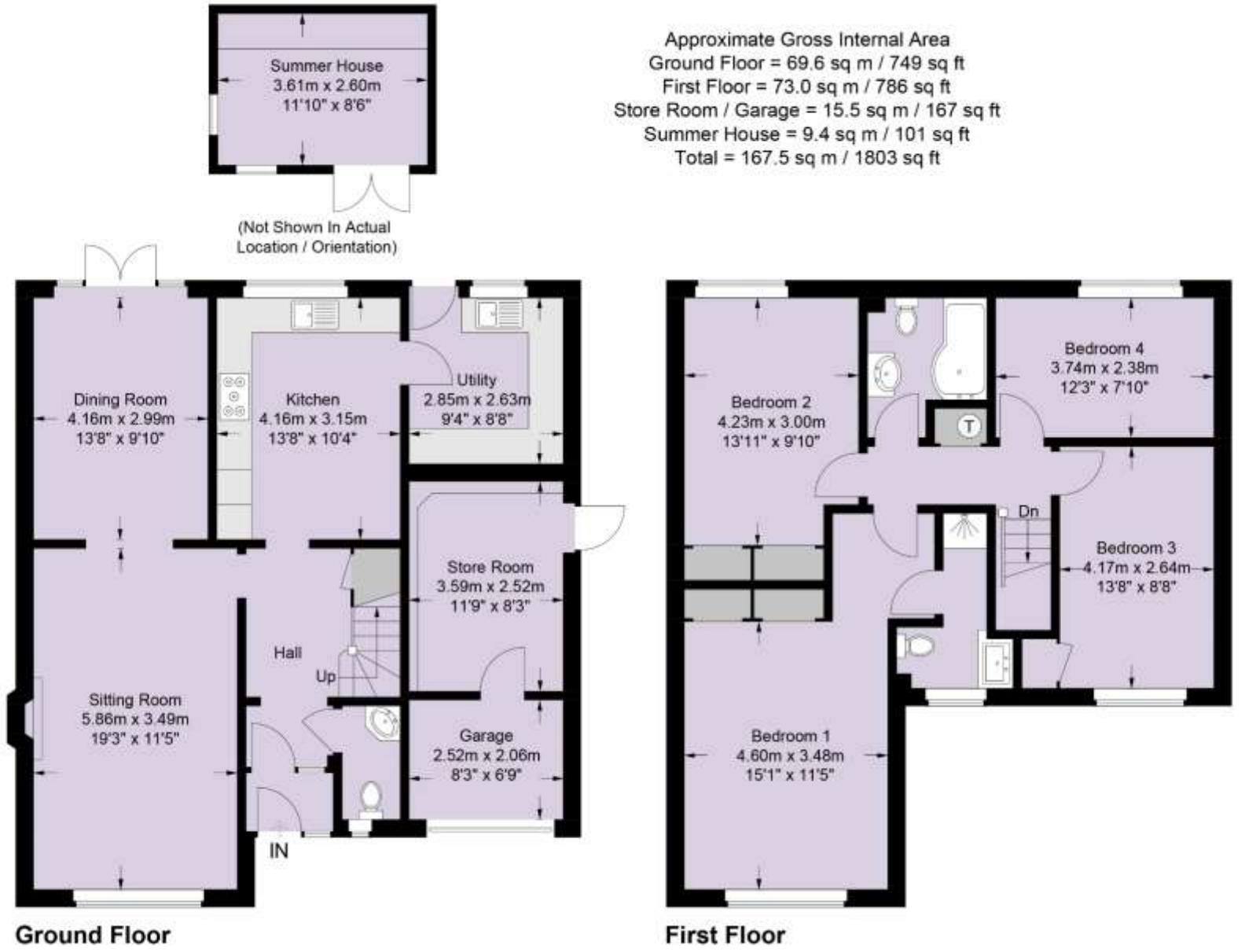
Location

Bordering the beautiful New Forest, Verwood is surrounded by woods and heath land and is within easy reach of the stunning sandy beaches on the south coast. At its centre is Ferrets Green, a popular meeting place with a parade of shops including local butchers, Costa Coffee and The Old Pottery. A large Morrison's Store is within half a mile of the centre and the town lies just a few miles from Ringwood and Ferndown with a choice of Waitrose, Tesco, Lidl and Sainsbury's. With live music, theatre, children's activities and a cinema the Verwood Hub is a thriving community centre with something to suit all ages. For outdoor fun, Potterne Park is on the southern edge of Verwood and has fantastic facilities including large playing fields, a children's play area, tennis courts and a skate park. Three miles away is Moors Valley Country Park and Golf Course with 1000 acres of park and forest to explore by foot, bike or even via their treetop trails.





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