

HILLMEADOW

Verwood | Dorset | BH31 6HE





Offers In Excess Of: £300,000

A beautifully presented two-bedroom end-terrace house, ideally positioned towards the end of a quiet cul-de-sac and within close proximity to Potterne Park with woodland walks, Moors Valley country park and local amenities. The property benefits from two en-suite double bedrooms, sitting/dining room and separate kitchen, south-facing rear garden and off-road parking for two vehicles, making it an ideal home for a first-time buyer, someone looking to move up the property ladder or those seeking to downsize.

 1  2  2  2

- Two Double Bedroom End Terrace
- Well Presented Throughout
- Bright and Spacious Accommodation
- En Suites to Both Bedrooms
- Spacious Sitting/Dining Room
- Low Maintenance South Facing Landscaped Rear Garden
- Ground Floor WC
- Driveway and Parking for Two Cars
- Nearby Local Amenities
- Close Proximity to Potterne Park and Moors Valley

Entrance Hallway

A solid oak front door with a glazed panel opens into a bright and welcoming entrance hallway, laid with light grey wood-effect laminate flooring which continues throughout the ground floor. The hallway provides access to the kitchen, ground floor WC and a useful storage cupboard, which is fitted with shelving, coat hooks and space for coats and shoes.

Ground Floor Cloakroom

The ground floor WC comprises a low-level WC and ceramic wash hand basin with vanity storage beneath and a tiled splashback. Traditional-style taps and a glazed window to the front

elevation provides natural light.

Kitchen

Accessed via an opening from the entrance hallway, the kitchen is fitted with a range of high-gloss wall and floor-mounted units, complemented by contrasting light grey wood-effect work surfaces and upstands. A composite sink with mixer tap is positioned beneath a window overlooking the front elevation. Integrated appliances include a four-ring gas hob with under-counter oven, extractor hood and stainless-steel splashback, together with an integrated washing machine and dishwasher. There is also space for a freestanding fridge freezer, while useful storage includes a pull-out

slimline larder cupboard. The boiler is neatly housed behind one of the wall cupboards.

Sitting / Dining Room

The spacious sitting/dining room provides ample space for a range of sofa suites, while the useful area beneath the stairs provides additional storage and could also be utilised as a home office area, study space or seating area. There is generous space for a six-seater dining table and chairs, while UPVC French doors open directly onto the patio and south-facing rear garden, creating a pleasant connection between the living space and garden. Stairs rise to the first-floor landing.

First Floor Landing

The first-floor landing provides access to both bedrooms and

benefits from a ceiling hatch providing access to the loft. The loft has a pull-down ladder, lighting and is partially boarded.

Bedroom 1 and En Suite

Bedroom one is positioned to the front elevation and enjoys a pleasant outlook over the cul-de-sac. This spacious double bedroom benefits from a bank of built-in wardrobes with shelving and hanging rails, together with mirrored sliding doors. A door leads into the en-suite bathroom, comprising a ceramic wash hand basin with vanity storage beneath, tiled splashback, WC and panelled bath with mixer taps and handheld shower attachment. The room also features tiled walls, a glazed shower screen, heated towel rail and window to the side elevation.

Bedroom 2 and En Suite

Bedroom two is positioned to the rear of the property and enjoys views over the garden. This spacious double bedroom provides ample space for a double bed and freestanding furniture, while a built-in cupboard houses the hot water cylinder and provides useful shelving for linen storage. The en-suite shower room comprises a ceramic wash hand basin with traditional-style taps and vanity storage beneath, tiled splashback, WC, heated towel rail and a walk-in shower enclosure with tiled walls, mixer shower and handheld attachment. An opening window to the side elevation provides natural light.

Externally

To the front of the property is off-road parking for two vehicles, with a pathway leading to the front door and a block-paved area with an ornamental tree and a covered porch, while gated side access leads through to the rear garden. The south-facing rear garden offers a good degree of privacy. A patio area directly adjoins the property and is accessed from the sitting/dining room via the French doors. The garden is enclosed by fencing with a sleeper-edged border, planted with shrubs and small trees, and a pathway leading to the garden shed. The remainder of the garden is predominantly laid to lawn, with a decorative shingle area providing space for bin storage. Established trees along the neighbouring boundary provides a pleasant sense of privacy, creating an attractive and private space.

Location

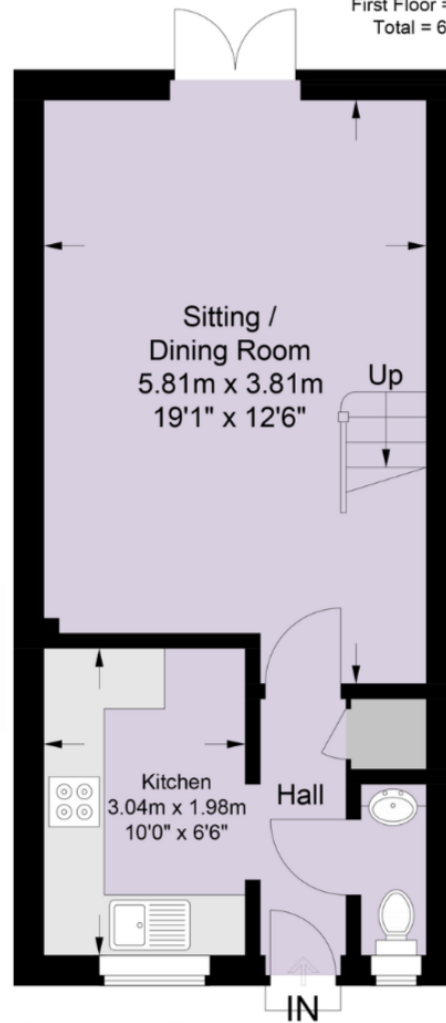
Bordering the beautiful New Forest, Verwood is surrounded by woods and heath land and from the beautiful local beaches with the wonderful open New Forest being on your doorstep. within easy reach of the stunning sandy beaches on the south coast. At its centre is Ferrets Green, a popular meeting place 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.

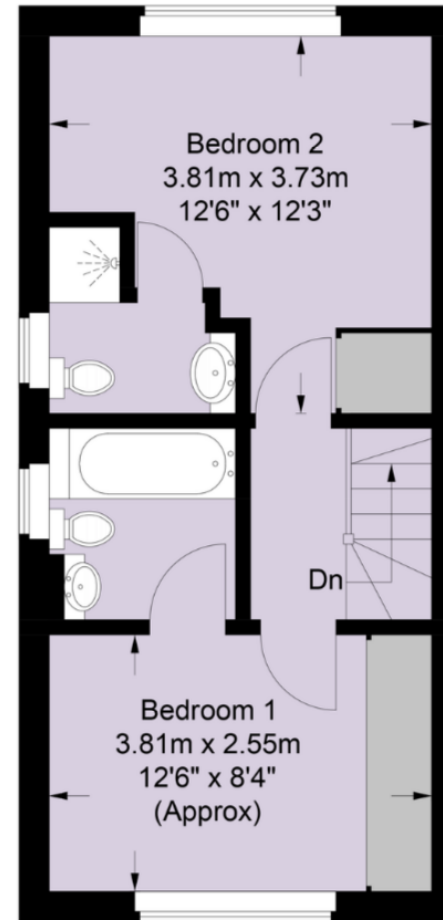
COUNCIL – Dorset
TENURE – FREEHOLD
COUNCIL TAX BAND – C
EPC - TBC



Approximate Gross Internal Area
Ground Floor = 32.7 sq m / 352 sq ft
First Floor = 32.3 sq m / 348 sq ft
Total = 65.0 sq m / 700 sq ft



Ground Floor



First Floor



MEYERS
MOVING BEYOND EXPECTATIONS

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DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.