

SHERWOOD DRIVE
VERWOOD | DORSET | BH31



MEYERS
MOVING BEYOND EXPECTATIONS



Guide Price: £450,000

A spacious detached bungalow set within a quiet and sought-after cul-de-sac, conveniently located close to local amenities and the beautiful Ringwood Forest. Occupying a slightly elevated plot, the property enjoys a private and secluded westerly-facing rear garden, ideal for afternoon and evening sun. Further benefits include a driveway providing ample parking, a double garage, and vacant possession with no onward chain. While the bungalow would benefit from updating and modernisation, it offers excellent potential to create a comfortable and contemporary home in a desirable location.

 2  3  2  2 + Double Garage

- Situated in a Quiet Cul De Sac Location
- Three Bedroom Detached Bungalow
- En Suite Shower Room and Family Bathroom
- Generous Size Sitting Room
- Kitchen/Breakfast Room and Utility Room
- Spacious and Bright and Airy Hallway
- Low Maintenance Rear Garden
- Detached Double Garage and Drive Way
- Scope for Modernisation and Refurbishment
- Close to Ringwood Forest and Local Amenities

Entrance Hallway

The partially glazed timber front door opens into a bright and spacious entrance hallway, providing access to all accommodation. There is ample space for a console table and freestanding furniture. A large storage cupboard houses the fuse board and includes shelving and hanging space for coats, with a further cupboard offering built-in shelving for linen. A ceiling hatch provides access to the loft space, which benefits from power, lighting, and a pull-down ladder.

Kitchen / Utility

An internal partially glazed door from the hallway leads

into the kitchen/breakfast room, which comprises a range of floor and wall-mounted units with contrasting work surfaces. There is a one-and-a-half bowl sink and drainer with mixer tap, a four-ring gas hob with tiled splashback, oven, built-in microwave, integrated fridge/freezer, and dishwasher. A small breakfast bar provides seating for two stools.

A further partially glazed door leads into the utility room, which offers additional storage units and work surface, a stainless steel sink with mixer tap, space for a washing machine, and a storage cupboard housing the Glow-worm boiler. A partially glazed door opens to the rear garden and side patio.

Dining Room

Accessed from the kitchen via a partially glazed door, the dining room provides space for a 6–8 seater dining table and chairs. Sliding glazed doors lead out to the garden and patio, while an open archway connects to the sitting room.

Sitting Room

The spacious sitting room features a stone fireplace as a focal point, complete with mantelpiece, gas fire, and two opaque side windows. A partially glazed internal door provides access from the hallway.

Conservatory

Accessed via sliding glazed doors from the sitting room,

the conservatory enjoys wraparound floor-to-ceiling windows and French doors opening onto the patio, offering views over the garden.

Bedroom 1 & En Suite

A generous principal bedroom positioned to the front of the property, benefiting from fitted wardrobes. The en suite shower room is fully tiled and comprises a walk-in shower with wall-mounted shower attachment, wash hand basin with pedestal and mixer tap, low-level WC, shaving point, and an opaque opening window to the side elevation.

Bedroom 2

Another spacious double bedroom to the front elevation with built-in wardrobes.

Bedroom 3

A small double bedroom or ideal study, also featuring a range of built-in wardrobes and front-facing aspect.

Bathroom

The fully tiled family bathroom comprises a panelled bath with mixer taps, wash hand basin with pedestal and mixer tap, low-level WC, and an opening window to the side elevation.

Double Garage

The double garage is accessed via two single electric up-and-over doors and provides ample vehicle storage. It benefits from power and lighting, storage space within the apex, and a pedestrian door leading to the rear garden.

Externally

Front:

The property is approached via a shingled shared driveway. The front garden is mainly laid to lawn with established shrub and tree borders, enclosed by a dwarf brick wall, with a paved pathway leading to the open front porch.

Rear:

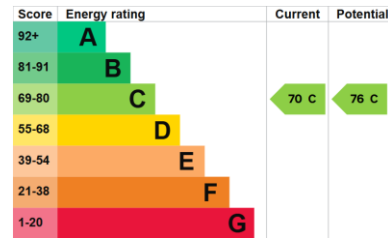
The private and secluded west-facing rear garden is mainly laid to lawn with mature shrub and tree borders. A patio area provides space for outdoor seating, with pathways leading to the double garage and utility room. A shed positioned behind the garage offers

additional storage, and a pedestrian gate provides access to the driveway.

Location

Sherwood Drive is conveniently positioned within a quiet cul de sac location, close to Ringwood Forest, with local amenities within walking distance. Bordering the beautiful New Forest, Verwood is surrounded by woods and heathland and is within easy reach of the stunning sandy beaches on the south coast. A large Morrison's store is within half a mile of the centre and the town is a few miles from Ringwood and Ferndown with a choice of Waitrose, Tesco, Lidl and Sainsbury's. 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. Approximately 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: East Dorset
Council Tax Band: E
EPC Rating: C



Approximate Gross Internal Area = 132.3 sq m / 1424 sq ft
 Garage = 31.6 sq m / 340 sq ft
 Total = 163.9 sq m / 1764 sq ft



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1424 SQ FT
DOUBLE GARAGE	340 SQ FT
TOTAL FLOOR AREA	1764 SQ FT
COUNCIL TAX	E
EPC RATING	C
APPROXIMATE UTILITY COSTS	

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.

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