



**HEARNES**

WHERE SERVICE COUNTS



# The Kingfishers, Verwood, BH31 6NP

A peaceful cul-de-sac position, parking and an attached garage, are just a few features of this impeccably presented, spacious and stylish family home, that has been enjoyed and improved by the current owners.

This charming property sits at the end of a sought-after road and enjoys a delightful, private and established rear garden, designed to for outdoor entertaining.

The accommodation briefly comprises two well-proportioned bedrooms, serviced by a contemporary style family bathroom (with separate over bath shower unit), while the ground floor has a modern, open plan feel, whilst still retaining defined living spaces.

The living room, along with the superb, double glazed conservatory/dining room, both enjoy views of the gardens, while the kitchen has been planned to maximise the space on offer, being fitted in a range of crisp white wall and floor mounted units and contrasting granite style worktops and upstands.

This impressive property further benefits from gas central heating and double glazing.

The rear garden extends to around 35' in depth (max) and can be accessed by doors from the conservatory/dining room and a pedestrian door from the back of the attached garage. The gardens face a westerly aspect, catching the late morning, afternoon and evening sun in the summer and are enclosed by fencing with mature trees shrubs and hedging. There are raised vegetable, flower and shrub beds, a decked entertainment area and further seating/BBQ area.

To the front is an easily maintained garden and driveway that leads to a useful attached single garage, which has an up and over door, power and light.

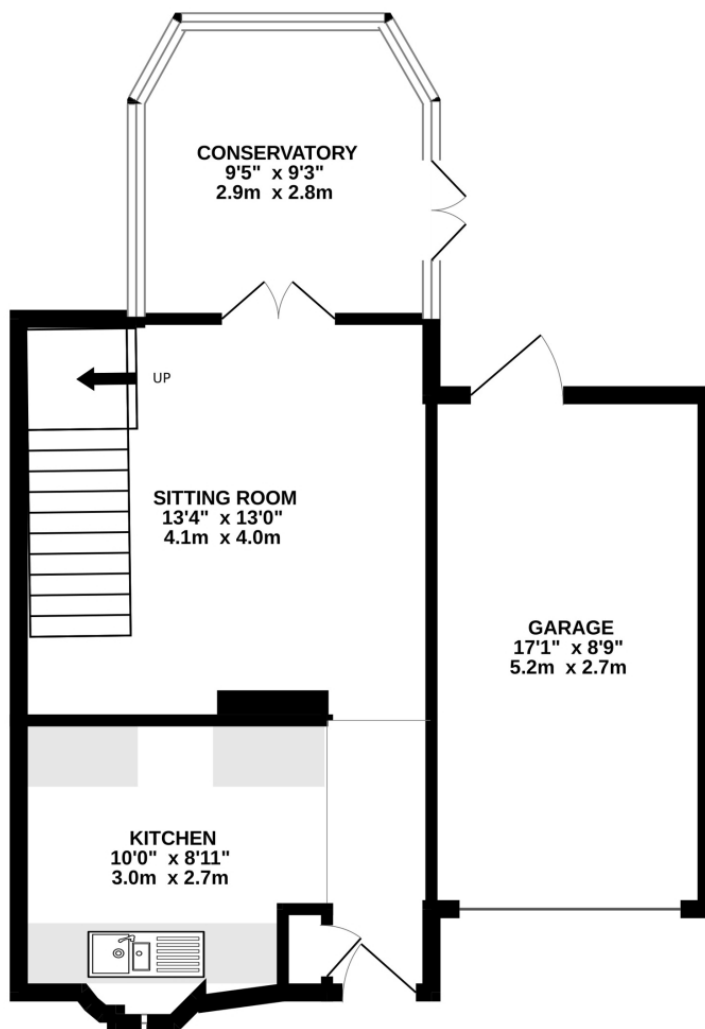
**Local Authority: Dorset**

**Council Tax Band: C**

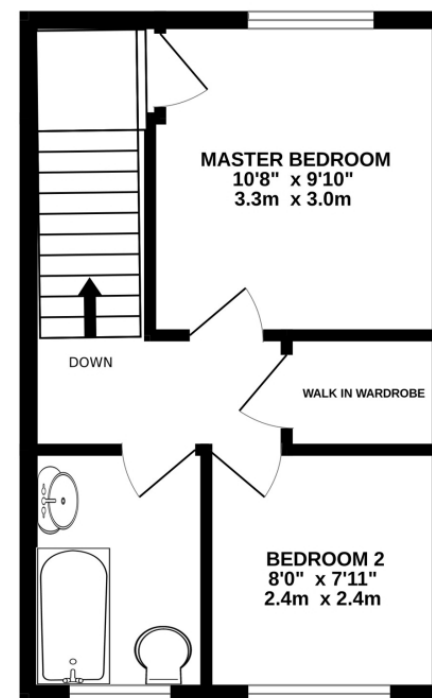
**Energy Performance Certificate: Rating C**



GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.5 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.

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