

Acacia Avenue

Verwood | Dorset | BH31 6XH





Offers In Excess Of: £400,000

Occupying an attractive corner plot is this impressive three bedroom, detached bungalow located in a quiet and popular residential area within Verwood. Offered chain free the property benefits from a private back garden, detached garage and driveway parking whilst boasting spacious accommodation throughout including a large kitchen and L-shaped lounge/diner, ensuite shower room and a welcoming entrance hallway. A viewing is highly recommended to appreciate the space and potential on offer.

 1  3  2  Detached Garage & Drive

- Three Bedroom Detached Bungalow
- Detached Garage and Driveway Parking
- Chain Free
- Primary Bedroom with Ensuite
- Spacious 'L-Shaped' Living/Dining Room
- Conservatory
- Large Corner Plot
- Low Maintenance Garden

Entrance

Occupying a centralised position on a corner plot the bungalow features wrap around gardens with the properties front door being approached via gated pedestrian access leading to a paved pathway and external storm porch. A double glazed UPVC front door opens into a spacious entrance hallway, which benefits from a large storage cupboard ideal for coats and shoes. Providing access to all principal rooms the hallway also houses an airing cupboard and access to a partially boarded loft space via a ladder.

Living/Dining Room

Entered via a glazed door from the hallway the L-shaped lounge/diner offers a

bright and versatile space, centred around a working fireplace which acts as a focal point to the living area. With ample room for both seating and dining furniture, sliding doors lead directly into the conservatory, whilst a door from the dining area conveniently provides access to the kitchen.

Kitchen

The spacious kitchen can be accessed from both the hallway and dining area and enjoys views of the garden via a double glazed window and UPVC double glazed door. Fitted with wood effect base and eye level units, contrasting worktops, tiled flooring and splashbacks, the kitchen comprises of a stainless steel sink with drainage board, oven, four-ring gas hob and space and

plumbing for a washing machine. The layout offers excellent functionality while maintaining a bright outlook over the garden with ample space for free standing fridge/freezers and the possibility of a small breakfast table and chairs.

Conservatory

Accessed via sliding doors from the living area, the conservatory features tiled flooring and enjoys views across the surrounding gardens. This space provides an ideal additional reception room, garden room or sitting area with direct access outdoors to the patio.

Bedroom 1

Located to the rear of the property, the principal bedroom benefits from a

double aspect including sliding patio doors creating a light and airy atmosphere. This generous double room has ample space for large wardrobes and is further enhanced by a fully tiled ensuite shower room comprising of a walk-in shower, wash hand basin, low level WC and an obscure side aspect window.

Bedroom 2

A well-proportioned double bedroom offering space for a double bed and freestanding furniture. The room also includes a multiple built in wardrobes, a radiator and carpeted flooring.

Bedroom 3

Bedroom three is once again a well-proportioned double room with a side aspect

with a side aspect window and built-in wardrobe, making it ideal as a guest room, nursery or home office.

Family Bathroom

The fully tiled family bathroom comprises of a panelled bath, wash hand basin and low level WC whilst a rear aspect obscure window provides natural light and ventilation. Complete with wall mounted medicine cupboard and radiator and ring towel holder.

Outside Space & Garden

Enclosed by a half height wall to the front and side the property benefits from mature wrap around garden areas which include mature shrub and flower beds.

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MOVING BEYOND EXPECTATIONS

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A block paved driveway located to the back corner of the plot provides ample space for vehicular parking and provides access to the garage via an electric roller door. Complete with lighting and power the pitched roof garage provides excellent storage and the option of a utility area. A side door provides easy access to the garden.

Enclosed via board fencing the back garden features a lawn area and can be accessed via various doors from the property as well as a secure side gate. This private and tranquil area benefits from a patio, shingle flower beds, two sheds for additional storage and a small pond. Complete with external water outlets for hose attachments.

Location

Situated in a quiet position within the popular town of Verwood, Acacia Avenue is conveniently located close to popular dog walking routes. 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. 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.

Tenure: Freehold

Council Tax Band: E

Local Authority: Dorset

EPC Rating: TBC

Contact us today for a viewing on 01425 561227 or check out further information on our website or social media platforms @meyersestatesringwood



