



6 Fairwood Road, Verwood BH31 6UA

FREEHOLD

ARCHED ENTRANCE Outside light and part glazed front door to the: **ENTRANCE HALL** Radiator, double coat storage cupboard and access to part boarded loft space fitted with loft ladder. **OPEN PLAN LOUNGE/DINING AREA/KITCHEN-**
KITCHEN Fitted with a range of base cupboards set beneath a solid wood work surface with inset single bowl, single drainer circular stainless steel sink unit with space beneath for washing machine. Slot in electric cooker with extractor above. Wall mounted cupboards and wall mounted gas fired combination boiler. Window to the side elevation, tiled floor, part tiled walls and UPVC double glazed door giving access to the side elevation. Opening into the : **DINING AREA** Window to the rear elevation, radiator and opening into the: **LOUNGE** Small pane glazed door from the entrance hall. UPVC double glazed sliding patio doors giving access into the rear garden, radiator and T.V point. **MASTER BEDROOM** Bow window to the front elevation, radiator and two sets of double built-in wardrobes. Door to the: **EN-SUITE SHOWER ROOM** White suite comprising push button w.c, pedestal wash hand basin and fully tiled shower cubicle. Obscure glazed window, wall mounted mirror, tiled floor and heated towel rail. **BEDROOM TWO** Window to the front elevation, radiator and wall to wall range of built-in wardrobes. **BEDROOM THREE** Window to the side elevation, radiator and double built-in wardrobe.

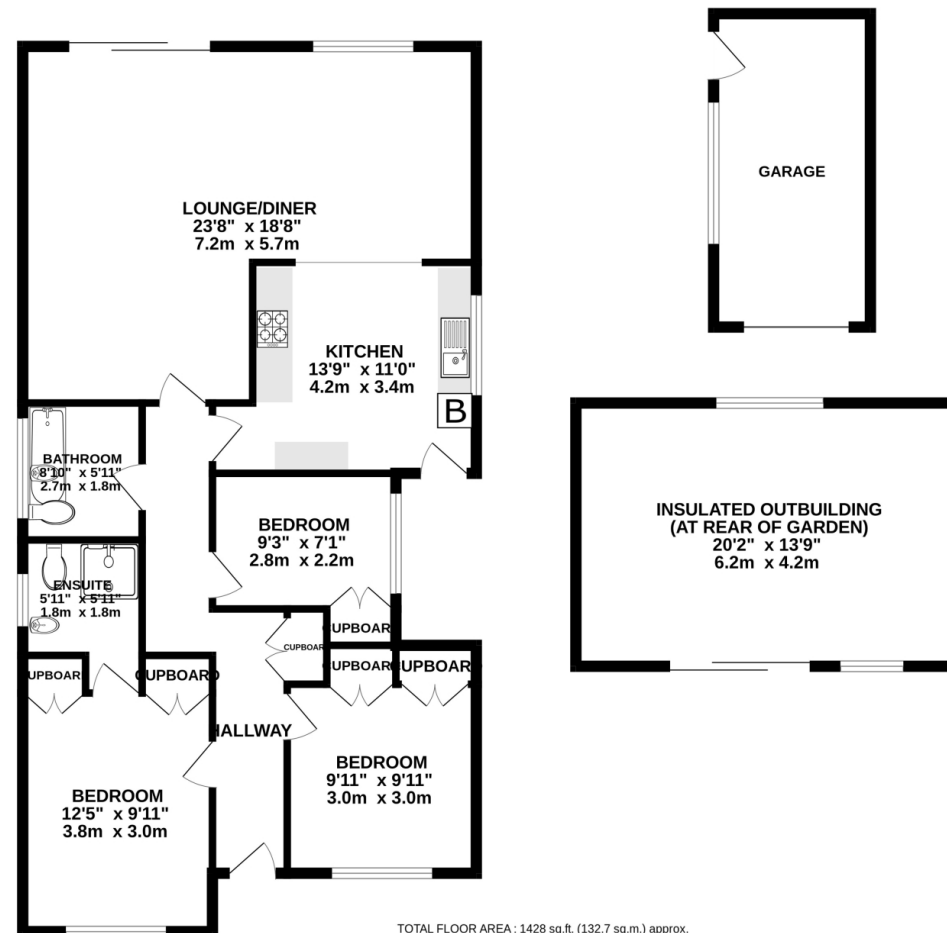
BATHROOM White suite comprising push button w.c, pedestal wash hand basin and panel enclosed bath with mixer taps and shower hose. Fully tiled walls, obscure glazed window, tiled flooring and obscure glazed window.

OUTSIDE The property is approached over a good sized block paved driveway providing off road parking for numerous vehicles with turning area at the front. The front garden is bounded from the road by low level wall and is laid to shingle with mature shrubs for ease of maintenance. There are newly planted laurels to the right hand boundary. The single detached garage has an external light, pitched roof ideal for storage, an up and over door, power/light, window and personal door. A side garden gate gives access to the rear garden which is of a southerly aspect. Adjoining the rear of the property is a large, paved patio area. The remainder of the garden is laid to level lawn with well-kept mature shrubs. Raised flower bed. The garden is enclosed by panelled fencing. Outside water tap. located to the rear of the plot is a superb, insulated and double glazed cabin/home office which measures around 6.2m by 4.2 m.

Agent Note: The vendor has advised us that in 1991 the garage was affected by subsidence and was re-built



GROUND FLOOR
1428 sq.ft. (132.7 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

