



HEARNES
WHERE SERVICE COUNTS

Verwood, Dorset, BH31 6HZ

FREEHOLD

Situated in Verwood is this four bedroom detached house with easy access to a wide range of amenities either on foot or by car. Nearby is the very well regarded first school with a middle school in the town and bus links to either Queen Elizabeth in Wimborne or Ferndown Upper School. Other amenities include shops, cafes, gym, community centre, doctors and pharmacy. The market town of Ringwood is within 5 miles and there are great commuter links to the major cities of Bournemouth and Southampton via the A31 and M27.

Having been very well maintained by the present owners over the last 23 years the property is decorated in a lovely neutral tone giving a bright and airy feel. The entrance hallway allows access to all of the ground floor principal rooms. The living room lies front to back with a brick built feature fireplace offering a welcoming focal point and double doors into the rear garden. There is access to the adjacent dining room which flows through to the kitchen. The kitchen has been recently updated and comprises of a lovely modern range of soft grey units with quartz worktops and end panel. Wood effect tiled flooring gives a lovely finish and appliances include cooker and hob with extractor hood. There is room for a dishwasher and under worktop fridge or freezer if required. The breakfast room is ideal for more informal dining with ample room for table and chairs and open way leading through to a most delightful family room. This room has a vaulted ceiling, doors into the garden and a brick built fireplace giving a cosy feel, the adjacent utility room offers ample room for laundry appliances, upright fridge/ freezer and a door into the double garage.

To complete the ground floor accommodation there is a ground floor cloakroom.

The first floor offers four generous bedrooms, three having wardrobes and the master having a more generous range and a spacious en-suite bathroom with neutral suite and tiled walls. The remaining three bedrooms are serviced by the family bathroom which again is fitted in neutral tones with tiled walls.

Outside

The property sits prominently in its plot with ample parking leading to the double garage with up and over twin doors, power and light, an area of garden to the side and access into the rear garden. The rear has an extensive patio and lawn area, is well enclosed with fencing and inset mature shrubs and the pretty flower borders add interest. The overall backdrop of mature trees and shrubs gives a wonderful feeling of peace and tranquillity.

COUNCIL TAX BAND: E

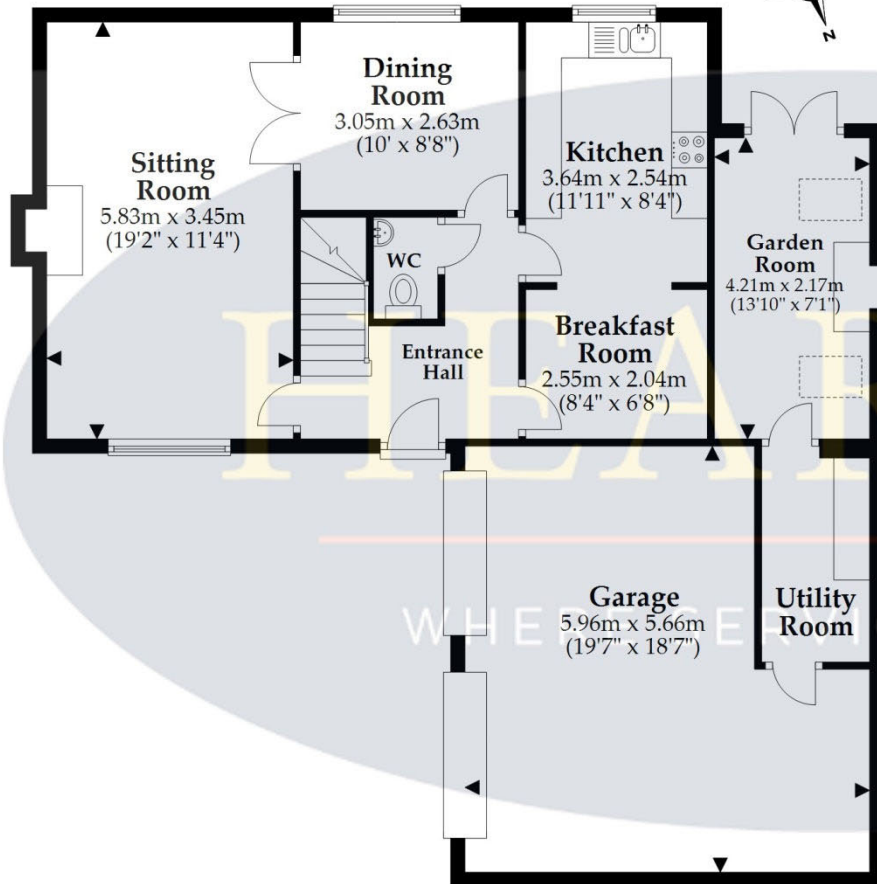
ENERGY PERFORMANCE RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



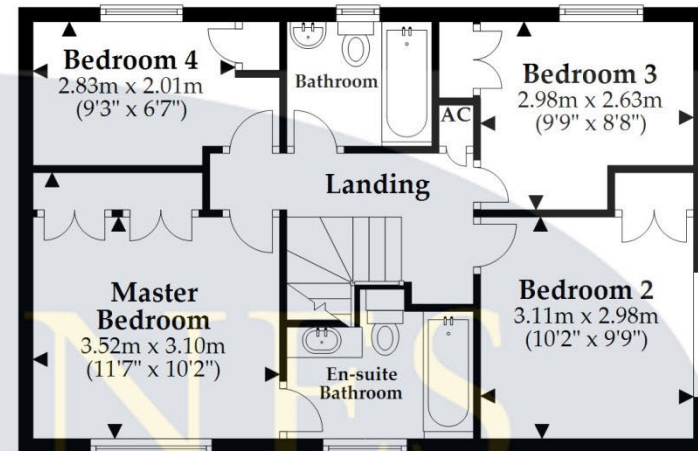
Ground Floor

Approx. 97.6 sq. metres (1050.2 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.3 sq. feet)



Total area: approx. 151.7 sq. metres (1632.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



