



EDWARDS  
ESTATE AGENTS

Penrith Close  
VERWOOD, BH31 6XE

# Penrith Close VERWOOD BH31 6XE

Guide Price £465,000

- Large family home
- Huge potential
- Sought after location
- 4/5 bedrooms
- 2 en suites
- 3/4 reception rooms
- Double garage

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**Edwards are delighted to offer for sale this large detached family home of approximately 2000 sq. ft., situated in a sought after quiet cul de sac location close to Dewlands Common, local schools and within walking distance to the Town Centre. The property requires a degree of modernisation internally but has the potential to be an outstanding family home, with annex potential.**

The front of the property is accessed via a covered storm porch area with the front door leading into the spacious, welcoming entrance hallway. There are double doors into a large coat cupboard/storage cupboard and a door into the ground floor cloakroom, which is partly tiled with a low level W.C., wash hand basin and an obscure glass window to the side aspect.

On the ground floor there is a large second bedroom or if preferred a further reception/play room which has a double fitted wardrobe and drawers with a large window to the front aspect. There is a door into the fully tiled en-suite bathroom with a bath with shower and shower screen over, low level W.C., wash hand basin with vanity storage below and an obscure glass window to the side aspect. There is also loft access into the loft area above these rooms.

There is a door from the hallway into the spacious sitting room which has a large window to the front aspect making it a bright room with a gas fire with surround; double doors lead through into the study which has a window overlooking the garden.

A further door from the entrance hallway leads into the spacious dining room which is situated next to the kitchen, with sliding patio doors into the really good size conservatory which is UPVC construction with a brick plinth. There are double doors out to the delightful garden and a door through into the

kitchen.

The kitchen/breakfast room is a good size with a large window overlooking the rear garden. There is a range of base and eye level units with roll edge work surface above, integrated dishwasher, integrated double oven and grill and microwave and a four ring gas hob with extractor hood above. There is space for a breakfast table if required. A door from the kitchen leads into the utility room with space for an upright fridge/freezer and under counter space for a further freezer and space and plumbing for a washing machine. There is again base and eye level storage cupboards and an inset sink with drainer. The side door provides access to the driveway. A return door from the kitchen leads back into the entrance hall.

Stairs lead to the bright and spacious landing which has a window to the front aspect, and has doors into the airing cupboard, housing the hot water tank with shelving for linen storage, and a large storage cupboard.

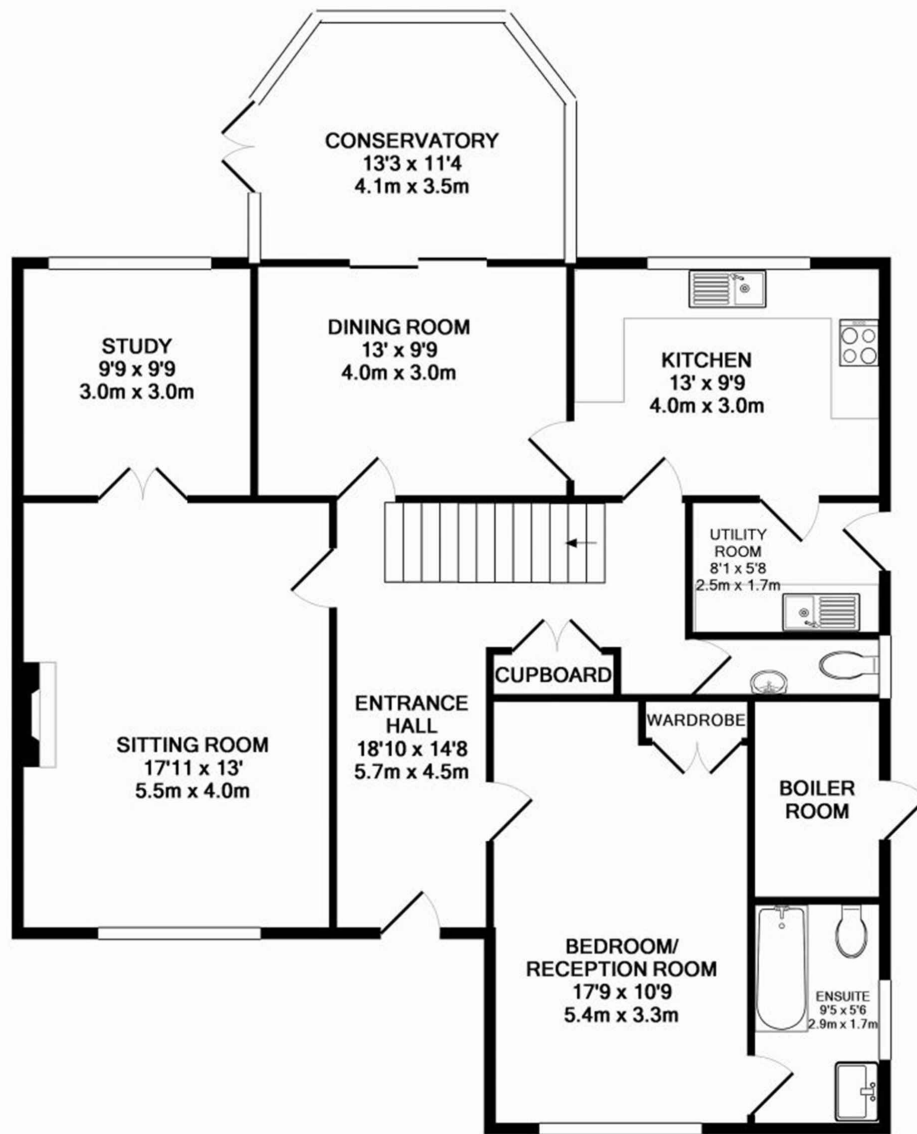
The master bedroom is a lovely spacious room with a range of fitted wardrobes with overhead storage with a fitted dressing table and chest of drawers. There is a door into the fully tiled en-suite which has a low level W.C., corner wash hand basin with vanity storage below, a corner shower cubicle and an obscure glass window.

The family bathroom is again a really good size, is fully tiled with tiled flooring. There is a three piece suite comprising a bath with shower over and shower screen, low level W.C., wash hand basin with vanity storage below and an obscure glass window to the rear aspect.

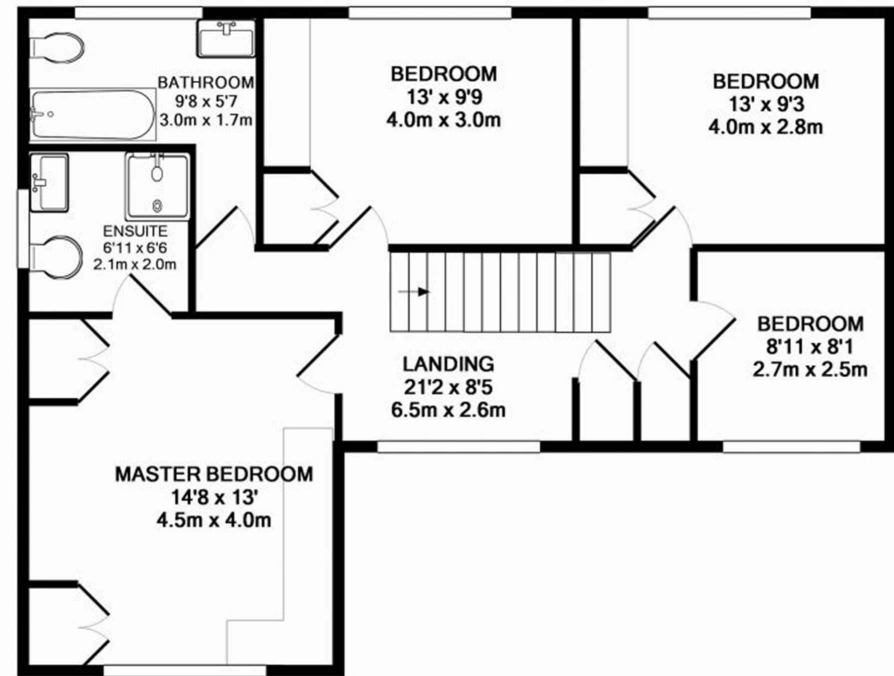
Bedrooms two and three are both generous double bedrooms, both having fitted wardrobes and fitted drawers and dressing table areas with windows overlooking the rear garden; bedroom three further benefits from fitted bedside tables with drawer storage. Bedroom four has a window to the front aspect.

The front garden has been laid to shingle with a plant and shrub border and block paviour driveway to the front of the property. The tarmac driveway leads down along the side of the property to the detached double garage with twin up and over doors with storage in the roof space and power and light. There is parking for numerous vehicles and a boat or caravan if required. The rear garden is private and enclosed and is mainly laid to lawn with a plant and shrub boarder. There is a brick archway back to the driveway.

Energy Performance Rating C.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1243 SQ.FT.  
(115.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 760 SQ.FT.  
(70.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2003 SQ.FT. (186.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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