



HEARNES

WHERE SERVICE COUNTS

Verwood, Dorset, BH31 6BT

FREEHOLD

A spacious three bedroom detached bungalow situated in a quiet cul-de-sac on the edge of the popular Dorset town of Verwood and within close proximity to Dewlands Common which is an area of special scientific interest that provides the habitat for some of Britain's rarest creatures with bridleways and footpaths. Verwood itself offers two shopping areas, a weekly country market, community hall/theatre, sports, leisure and educational facilities. There are mainline train stations and international airports at Bournemouth and Southampton and the popular south coasts beaches at Bournemouth, Poole and Christchurch are within approximately twenty five minutes' drive away.

The property is well maintained throughout although could benefit from light modernisation with the accommodation comprising of a generous entrance hall with a cloaks and airing cupboard and provides access to all the principle rooms. The kitchen/breakfast room is located to the rear of the property and benefits from a range of floor and wall mounted units, under counter oven, gas hob with extractor over, space and plumbing for a washing machine and dishwasher, part tiled walls and internal access door opening through to the integral garage. A dual aspect sitting room has a feature brick fireplace with a wooden mantel and inset gas fire and double sliding doors opening into the conservatory which has a single access door opening onto the rear garden.

There are three bedrooms, two of which are good size doubles with the master benefitting from fitted wardrobes, an en-suite shower room and a box bay window overlooking the front gardens. The remaining bedrooms are serviced by the bathroom.

The front of the property is approached via a tarmac driveway providing off road parking and access to the integral garage with up and over door, power, lighting, window and personal door opening onto the rear garden. The front garden is laid to gravel for low maintenance with shrub and flower borders and low brick walling to the front boundary. The rear garden is also laid to gravel and is well enclosed and private with shrub and tree borders.

Viewing is highly recommended to appreciate the location and accommodation being offered with the added benefit of no onward chain.

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.

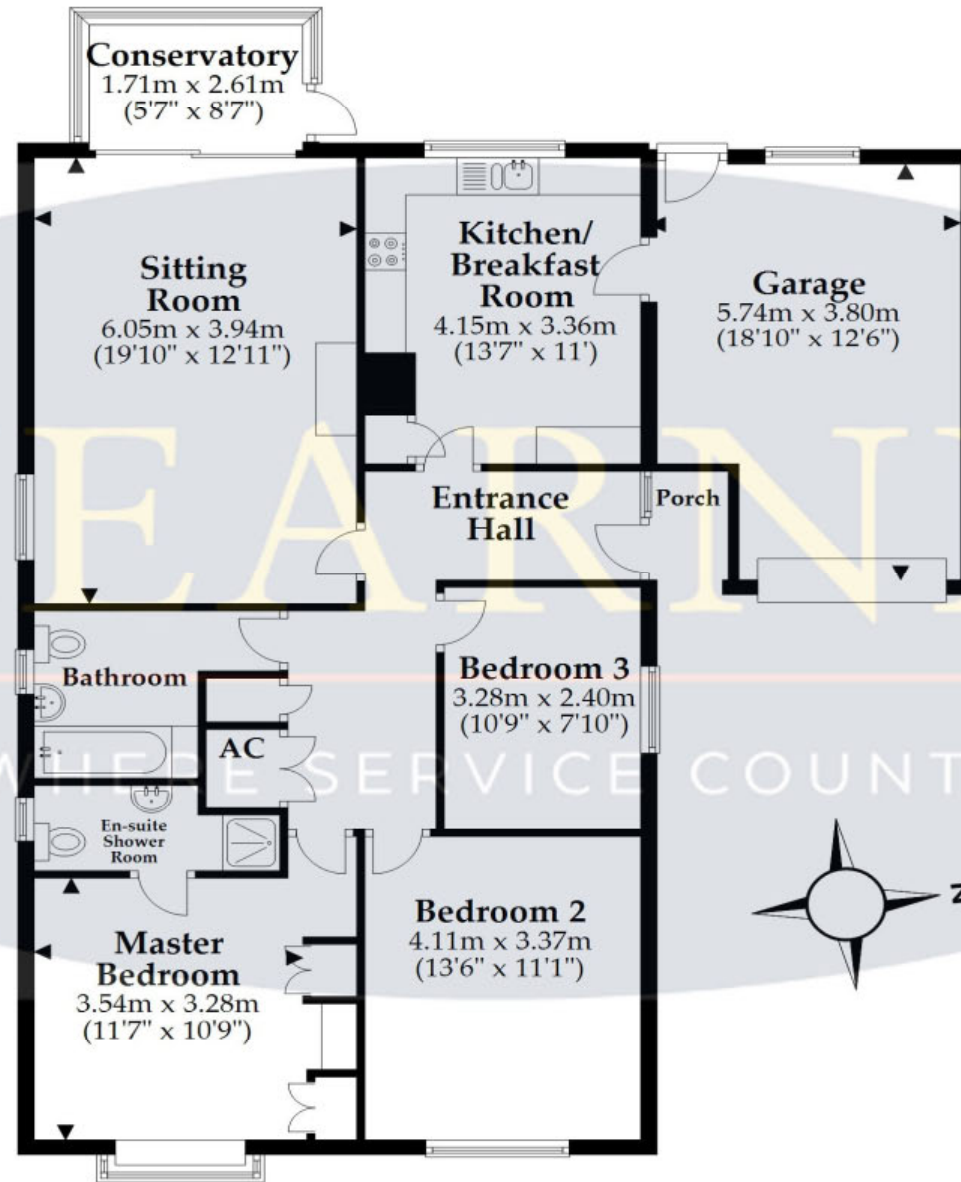


Nearby walks on Dewlands Common



Ground Floor

Approx. 125.7 sq. metres (1353.4 sq. feet)



Total area: approx. 125.7 sq. metres (1353.4 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

