



HEARNES
WHERE SERVICE COUNTS

Verwood, Dorset, BH31 7PN

FREEHOLD

Having been very well maintained by the present owners this property is decorated in a lovely neutral tone, the entrance hallway with wood effect flooring allows access to all of the ground floor principal rooms. The living room lies front to back with a feature fireplace offering a welcoming focal point and doors into the rear garden. The kitchen has been recently replaced with a good range of units, wood work surfaces and wood effect tiled flooring all complimenting the overall design. Fitted to a high specification the room benefits from motion sensor lighting and an automated extractor cooker hood, fitted coffee machine, microwave and space for range style cooker, a breakfast bar area provides a space to dine more informally. The separate utility room has a range of complimenting units, space and plumbing for washing machine and tumble dryer and also access to outside. Conveniently the kitchen has access into the dining room, ideal for more formal occasions but can easily be incorporated for those keen on more open plan living. The dining room also enjoys double doors giving access into the garden.

To complete the ground floor accommodation is a good sized family room, separate study and a ground floor cloakroom.

The first floor offers five generous bedrooms, the master having a good range of fitted wardrobes and a luxury ensuite with double shower, the second bedroom also has an en suite shower room, again fitted in a luxury style and the well-arranged family bathroom, this time with a bath and over bath shower unit, services the remaining bedrooms.

Outside

The front garden is laid to lawn with flower beds with established mature shrubs. The rear garden has been landscaped with an extensive patio with Hot tub (available on negotiation). The remainder of the garden is lawn and enclosed by panelled fencing a part brick wall. The double garage and driveway are located at the bottom of the garden giving private parking and the garage has a pitched roof for storage and power and lighting.

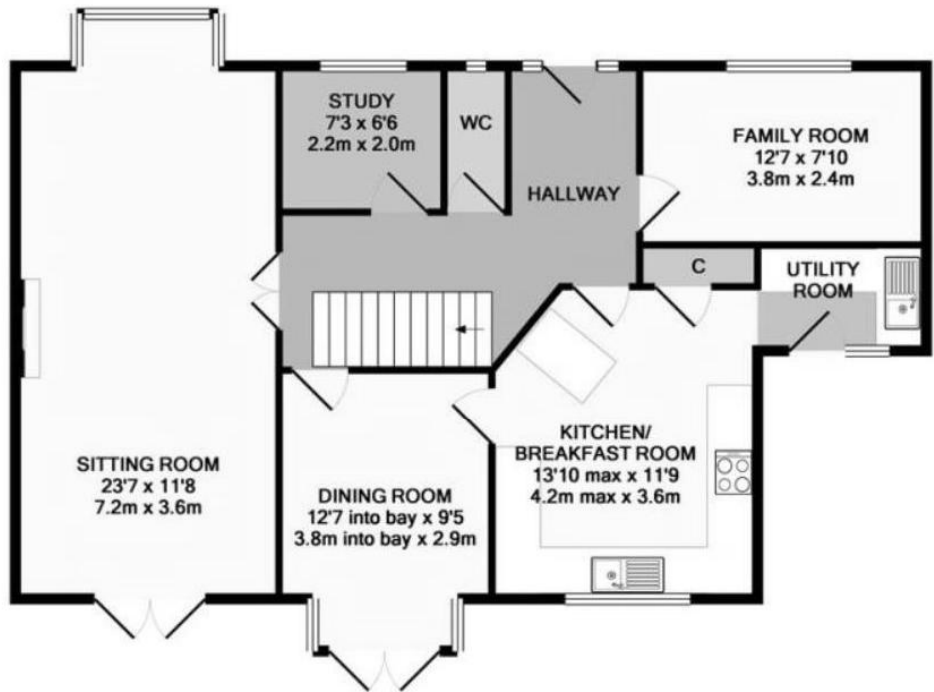
Situated in Verwood with easy access to a wide range of amenities either on foot or by car there is nearby a very well regarded first school within walking distance, with a middle school in the town and bus links to either Queen Elizabeth in Wimborne or Ferndown Upper School. Other amenities include 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.

COUNCIL TAX BAND: F

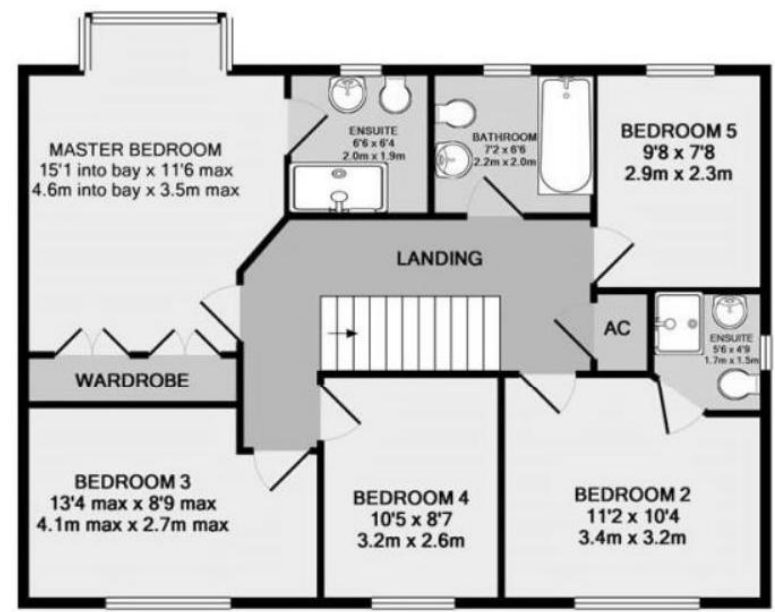
ENERGY PERFORMANCE RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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