



**HEARNES**  
WHERE SERVICE COUNTS

# Verwood, Dorset, BH31 7FZ

## FREEHOLD

A spacious and beautifully presented four bedroom detached bungalow situated in a much sought after cul-de-sac on the outskirts of the town. The property has been comprehensively modernised and extended by the current owners to provide superb living space. Verwood town is surrounded by forests and heathlands and offers two shopping areas, a weekly country market, a community hall which includes a 300 seat theatre, gym and cafe, recreational and educational facilities.

Thoughtfully decorated with neutral tones throughout, the accommodation approaching 1720 sq. feet comprises of a generous entrance hall which has cloaks and an airing cupboard, oak wood flooring and provides access to all principle rooms. The dual aspect kitchen enjoys views over the front and side gardens and provides a range of cream high gloss base and wall mounted units, breakfast bar, contrasting grey laminate rolltop worksurfaces, integrated eye level oven, gas hob with extractor over, integral Kenwood dishwasher and tiled flooring which continues through to the separate utility room which has further base units, space and plumbing for a washing machine, space for a dryer and an internal door opening into garden. Double doors from the hallway open into the good size sitting room which has a feature log burning stove and is open to the orangery. The light and bright dual aspect orangery is a wonderful addition to the accommodation and has light grey washed laminate flooring, ample space for dining table and chairs and double sliding doors opening onto the south westerly facing garden.

There are four bedrooms with the master benefitting from built in wardrobes and a fully tiled en-suite shower room which has a pedestal wash hand basin, enclosed shower cubicle, low level WC and ladder style towel rail. Bedroom two is also a double with fitted wardrobes and together with bedrooms three and four (currently used as a study) are serviced by the family bathroom which again is fully tiled and has a panelled bath with shower attachment over, pedestal wash hand basin and WC.

The front of the property is approached via a tarmac driveway which provides off road parking for several cars and access to the double garage. A wooden gate provides access through to the secluded and private south westerly rear garden which is mainly laid to lawn with paved patio areas ideal for alfresco dining and entertaining and shrub borders.

All the residents of The Forestside have a key to a private gate with direct access into the Ringwood Forest.

**COUNCIL TAX BAND: E**

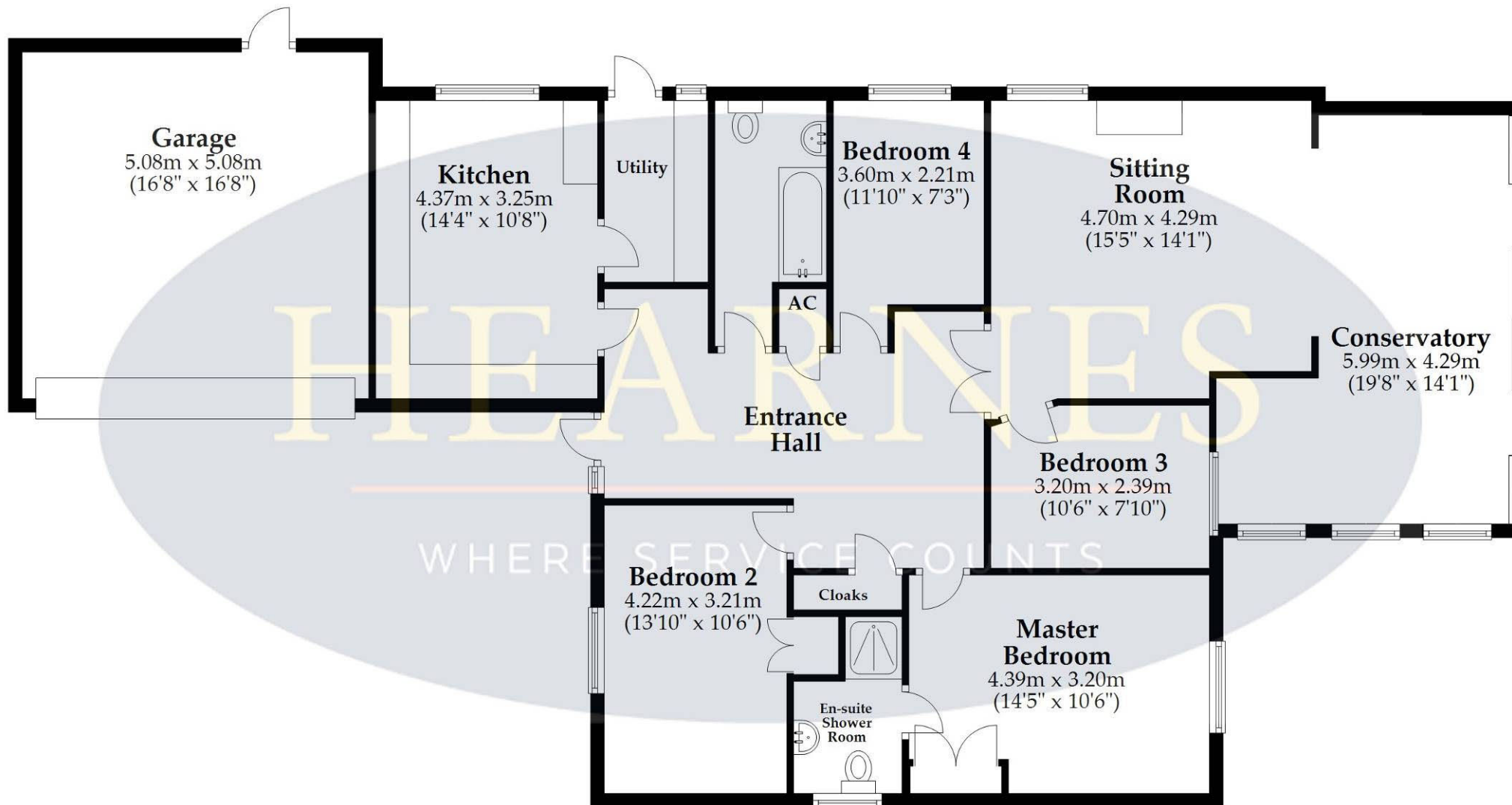
**ENERGY PERFORMANCE RATING: D**



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

## Ground Floor

Approx. 157.5 sq. metres (1695.3 sq. feet)



Total area: approx. 157.5 sq. metres (1695.3 sq. feet)

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



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.

52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

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