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OAK LEAVES

BURNBAKE ROAD, VERWOOD, DORSET, BH31 6ES

FINE & COUNTRY
Homes from Edwards



LIFE
ISN'T ABOUT WAITING
FOR THE STORM TO
PASS IT'S ABOUT
LEARNING
TO DANCE IN THE
RAIN

GUIDE PRICE £725,000

A detached executive style home built in 2016 on a select development of just five properties of similar ilk, within walking distance of the town centre through Bugdens Copse. The property has quality fixtures and fittings throughout and features four bedrooms, a sizeable kitchen diner with bi-fold doors, two receptions, and four-piece en-suite. Completing this wonderful accommodation is the large parking area at the front, and south facing rear garden.

Energy Performance Rating B
Council Tax Band F



Bright and spacious entrance hallway, and downstairs cloakroom.

Solid oak staircase with glass balustrade up to the galleried landing with skylight.

Sizeable dual aspect kitchen/diner certainly giving a 'wow' factor with the bi-fold doors. The kitchen comprises light grey gloss units, Corion countertops, splashbacks, and windowsills. Integrated appliances to include fridge/freezer, dishwasher, four ring induction hob and electric fan assisted oven and grill. The kitchen is complimented by the matching utility room.

Generous dual aspect living room with feature corner log burner.

Separate study/office.

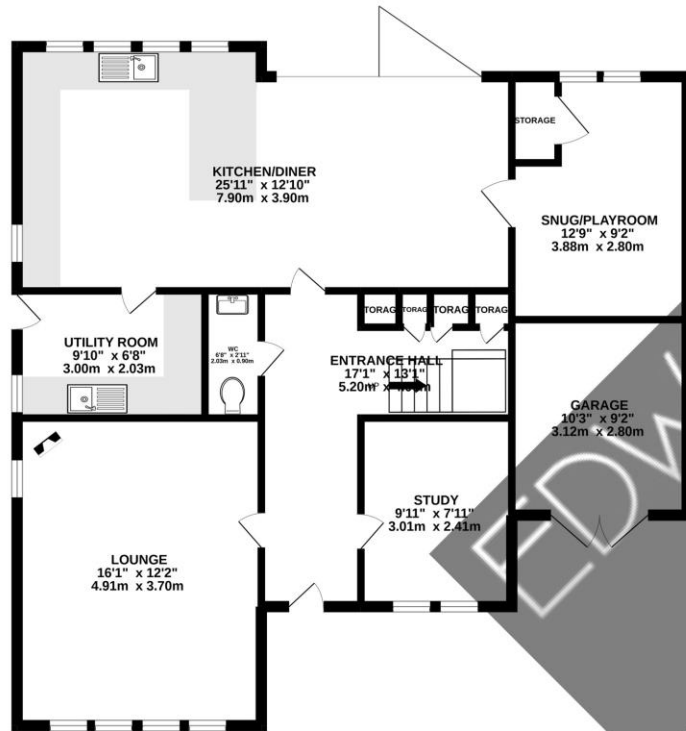
Two exceptionally large double bedrooms with fitted wardrobes, plus a third double and fourth single bedroom. The master benefits from a four-piece en-suite bathroom comprising a large shower cubicle and vanity storage.

Large parking area in front of the garage with opening doors to the oversized garage with power and light. The rear of the garage has been converted to create a useful snug/playroom with internal access.

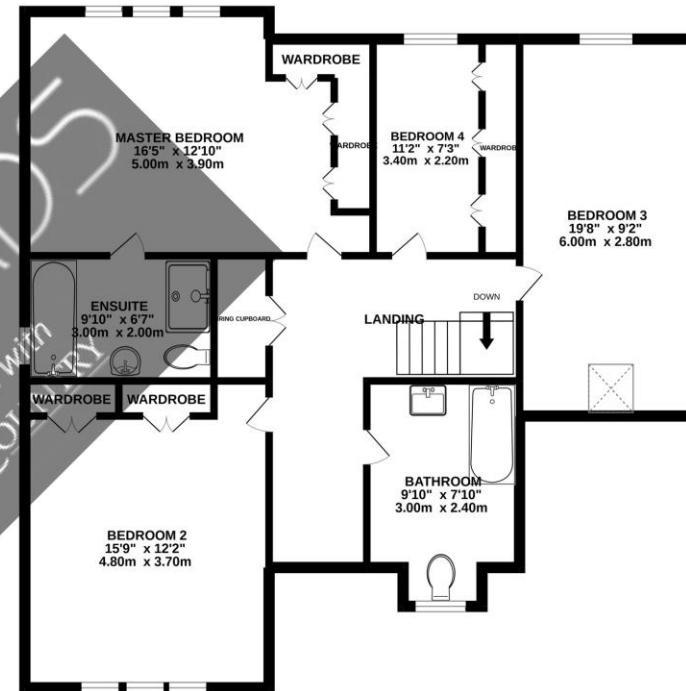
The southerly facing rear garden is predominantly laid to lawn with mature hedges and flower borders. There is also a patio area immediately abutting the kitchen diner and bi-fold doors.



GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR
1007 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA : 2036 sq.ft. (189.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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