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MONEYFLY ROAD

VERWOOD, DORSET, BH31 6BL

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £700,000

This is a beautifully presented four bedroom detached chalet style residence occupying fantastic private grounds. Located in a quiet non estate location close to Potterne Park, and RINGWOOD FOREST, ideal for cyclists and walkers alike. Moneyfly Road is within walking distance of local bus routes and doctor's surgery, with all town centre amenities close by.

Energy Performance Rating D
Council Tax Band F



Welcoming entrance hall with built-in storage cupboard and a lovely grey Karndean design floor which continues throughout most the ground floor accommodation.

There is a great size study/music area at the foot of the stairs.

Stunning kitchen/breakfast room fitted with expresso gloss units, stone worksurface and centre island breakfast bar and sink. Integral appliances including a four ring induction hob, double oven and grill, Neff dishwasher and a large plumbed in American style fridge freezer.

The separate utility area leads through to the integral double garage with two up and over doors, power, and light.

A generous well appointed dual aspect lounge having French doors leading nicely into the conservatory which enjoys a beautiful view over the patio and gardens.

Formal dining room/potential fifth double bedroom if desired. This room has a view over the front garden.

Good size second double bedroom and a beautifully presented three piece shower room with a large shower area and fully tiled walls.

On the first floor there is one double bedroom and two generous singles. The primary bedroom is fitted with built-in wardrobes, a dressing table and bedside units and further boasts a three piece en-suite shower room with a fully tiled shower cubicle area.

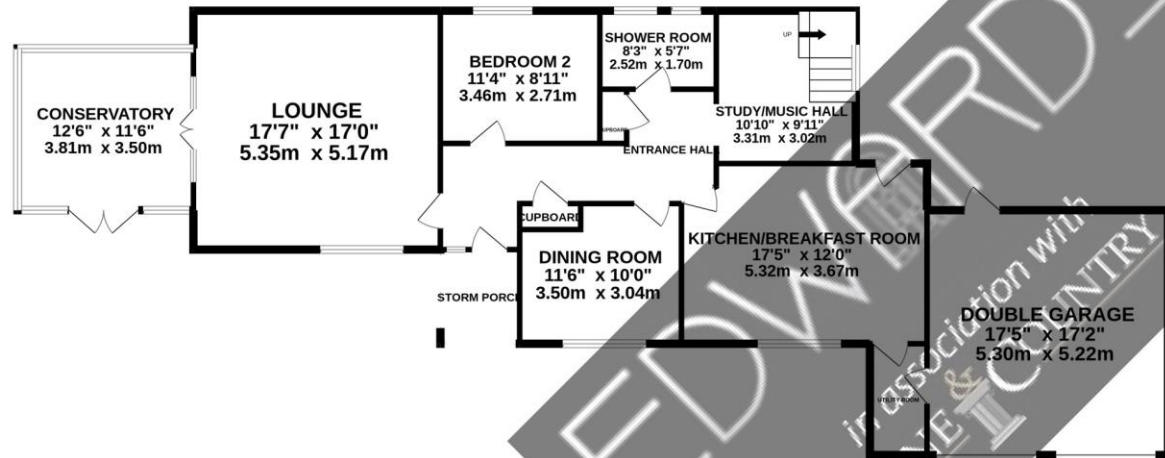
The third and fourth bedrooms are serviced by a three piece family bathroom to include a large corner bath with shower attachment.

A particular feature of this property is the extremely private and well maintained gardens boasting an expansive lawn, patio area and mature shrub and flower borders.

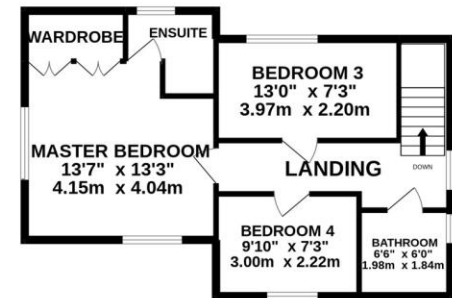
Large gravel driveway accessed via wooden five bar gate in turn leading to the double garage.



GROUND FLOOR
1536 sq.ft. (142.7 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 2062 sq.ft. (191.6 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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