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BURNBAKE ROAD
VERWOOD, BH31 6ER



PRICE GUIDE £630,000

NEW BUILD - Built by the renowned and respected Caspian Developments to an exacting standard this individual ARCHITECT DESIGNED bungalow exudes both elegance and style. The bungalow enjoys a fantastic location close to Potterne Park, MOORS VALLEY COUNTRY PARK, Ringwood Forest and CRANE VALLEY GOLF CLUB.

Energy Performance Rating B
Council Tax Band TBC

PERUSANT TO THE ESTATE AGENCY ACT 1979 AN INTEREST IS DECLARED.



Main features of this exceptionally high specification finish include underfloor heating, Kardean flooring in the entrance hall and kitchen with carpets in the bedrooms and tiling in the bathroom and ensuite. Oak finish internal doors and Internet CAT 6.

The heart of this home will without doubt be the stunning open plan kitchen/dining room located to the rear of the property with bifold doors leading out to the garden, really bringing the outside in. Fully fitted with integral double oven, hob, hood, fridge/freezer and dishwasher, and a customer choice of kitchen units with quartz/granite work top and Kardean flooring, and plenty of space for a table and chairs.

The impressively spacious living room is a delightfully light and bright room with bifold doors again inviting you out to the garden.

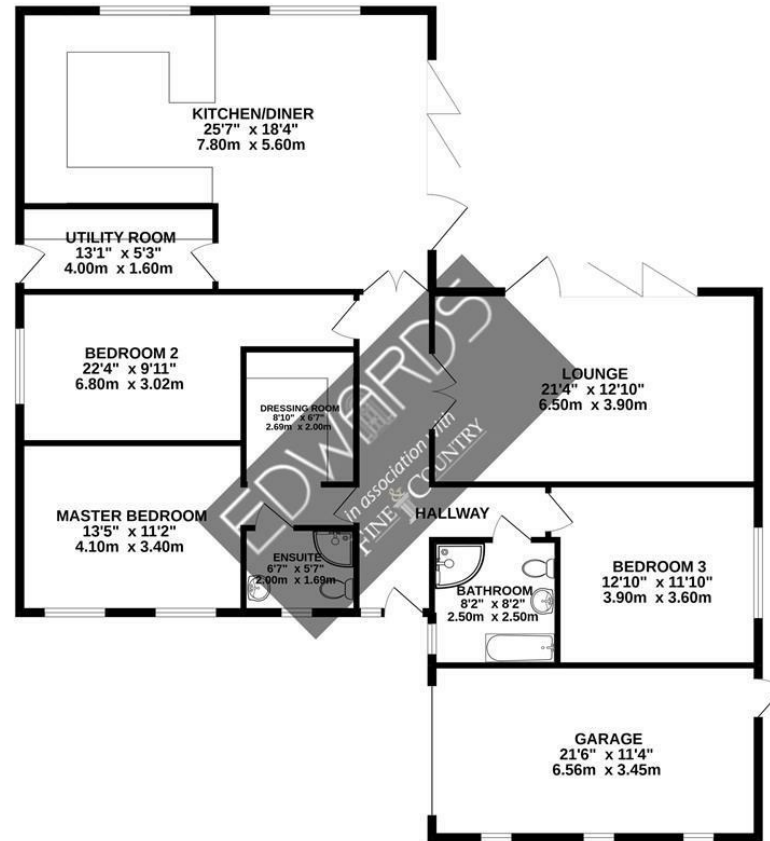
All the generous double bedrooms are equally sized, the master suite enjoys the luxury of a fully fitted dressing room, and high specification ensuite shower room with tiled floors and walls.

The bungalow is served by the luxuriously appointed fully tiled main bathroom with a bath with shower over, vanity unit with wash hand basin, low flush wc.

The property enjoys a private plot and driveway providing block paviour parking (resin optional) for two cars. There are lawned and landscaped front and rear gardens with outside lights and outside tap. There will be a slabbed Indian Limestone patio to the rear garden.



GROUND FLOOR
1821 sq.ft. (169.1 sq.m.) approx.



TOTAL FLOOR AREA: 1821 sq.ft. (169.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595