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**HAYWARDS FARM CLOSE**  
VERWOOD, BH31 6XW



# GUIDE PRICE £575,000

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A substantial five bedroom detached family home with TWO EN-SUITES, DOUBLE GARAGE and large westerly facing garden and patio. Located within a QUIET tucked away position within extremely close walking distance to DEWLANDS COMMON (SSI), bridlepaths, schools and Verwood town centre.

Energy Performance Rating C  
Council Tax Band E



Off the generous hallway internal doors lead into the snug/office. There is a downstairs cloakroom and access into the integral double garage with two up and over doors, power, light, plus plumbing for washing and sink making it ideal as a second utility.

A beautiful room, the lounge has a feature fireplace with open fire and wood surround and stone hearth. French doors have a lovely view and access out to the rear garden and patio.

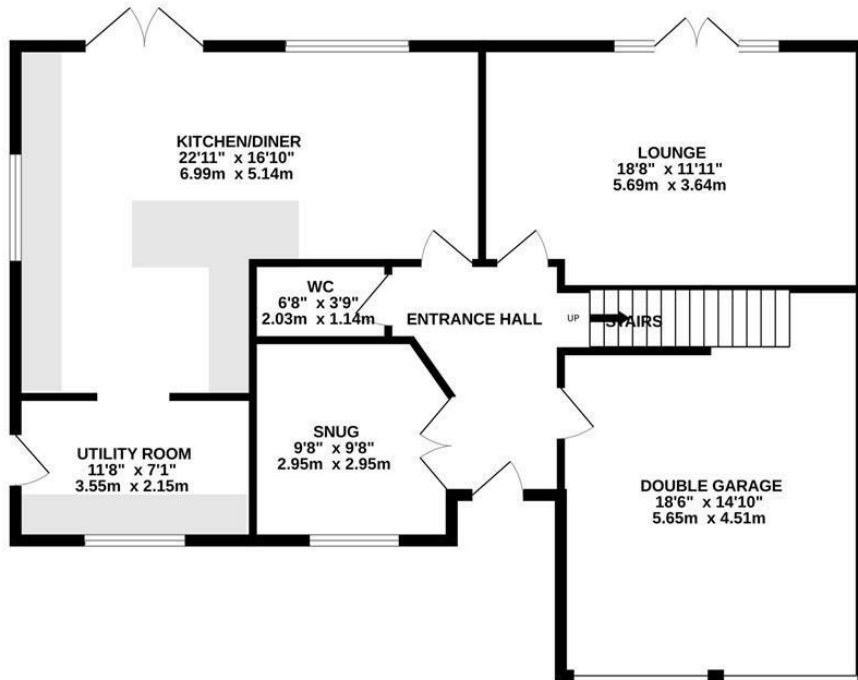
Vast in size the dual aspect kitchen/dining/living space is fitted with farm style wooden units and breakfast bar under a roll edge work surface and appliances including a large Range style dual fuel cooker with extractor, fridge/freezer and dishwasher, with tiled flooring through to the separate utility room which has access out to the side.

Upstairs, there are five bedrooms. Three are serviced by a modern three piece family bathroom. The guest bedroom and principal are the largest, and both benefit from en-suite facilities. The principal en-suite boasts a large corner bath, walk-in shower, WC and sink, wood effect floor and partly tiled walls. The guest en-suite features a double ended bath, sink and WC, again with wood effect floor and partly tiled walls.

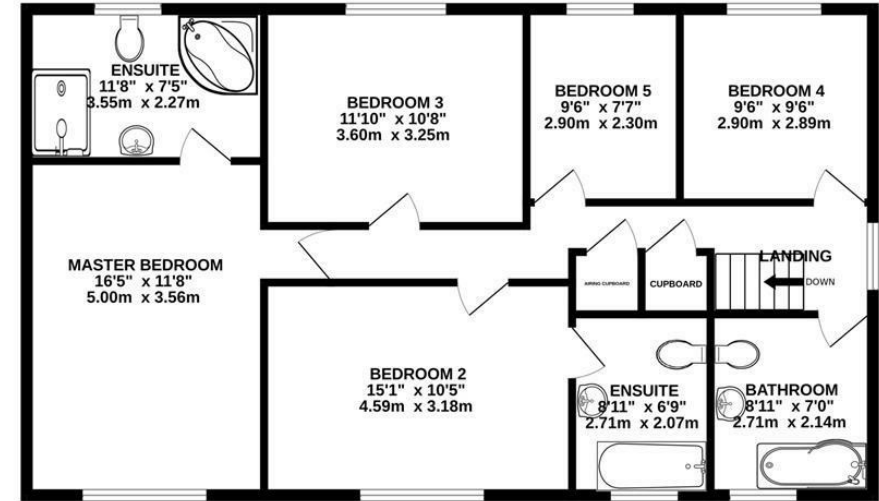
Outside, there is a tarmac driveway in front of the double garage in addition to an area of gravel and lawn. At the rear, the large westerly facing garden has a large expanse of patio abutting the rear of the property plus a further patio at the far end of the garden, surrounded by fencing, with external power and light.



GROUND FLOOR  
1096 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR  
993 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA : 2089 sq.ft. (194.1 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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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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