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OAKS MEAD  
VERWOOD, BH31 6LJ







# GUIDE PRICE £600,000

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VIEWING IS HIGHLY RECOMMENDED - A stunning FOUR DOUBLE BEDROOM DETACHED HOME set over THREE FLOORS, which has been BEAUTIFULLY EXTENDED AND MODERNISED. This beautiful family home features a LARGE KITCHEN/BREAKFAST ROOM with adjoining FAMILY ROOM, a fantastic OPEN PLAN DINING/LIVING ROOM with BI-FOLD DOORS, TWO EN-SUITS plus a luxury family bathroom, and UNDERFLOOR HEATING in some rooms. Ideally located on one of Verwoods most popular developments due to its closeness to Verwood town centre, schools and all local amenities.

Energy Performance Rating C  
Council Tax Band F





The spacious entrance hallway provides a good first impression of this beautiful family home.

With underfloor heating, the fantastic kitchen/diner offers a comprehensive range of integrated appliances and space for an American style fridge/freezer. The island breakfast bar provides additional storage and wine rack.

The separate utility room has space and plumbing for an additional fridge/freezer and washing machine, and access into the separate cloakroom.

Off the kitchen, French doors lead through to the dual aspect snug/family room. This room also benefits from wet underfloor heating.

Interior bi-fold doors from the kitchen/breakfast lead you through to the superb open plan dining/lounge area, perfect for entertaining and socialising. The dining area has a wall mounted living flame gas fire and underfloor heating continuing through to the lounge area. Bi-fold doors extend across the rear, and beautiful bespoke recess shelving, and a storage area have been created to house the TV.

Three double bedrooms are located on the first floor. Both guest and bedroom three have fitted wardrobes while the guest further benefits from a luxury en-suite shower room.

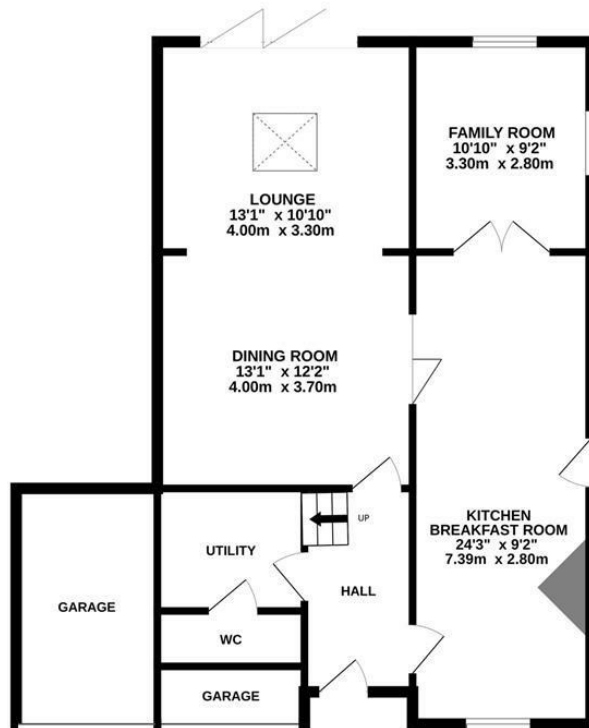
Bedrooms three and four are serviced by a well-appointed luxury bathroom with vanity storage.

Located on the second floor, the master suite has dual aspect Velux windows, a built-in wardrobe and fully tiled en-suite shower room.

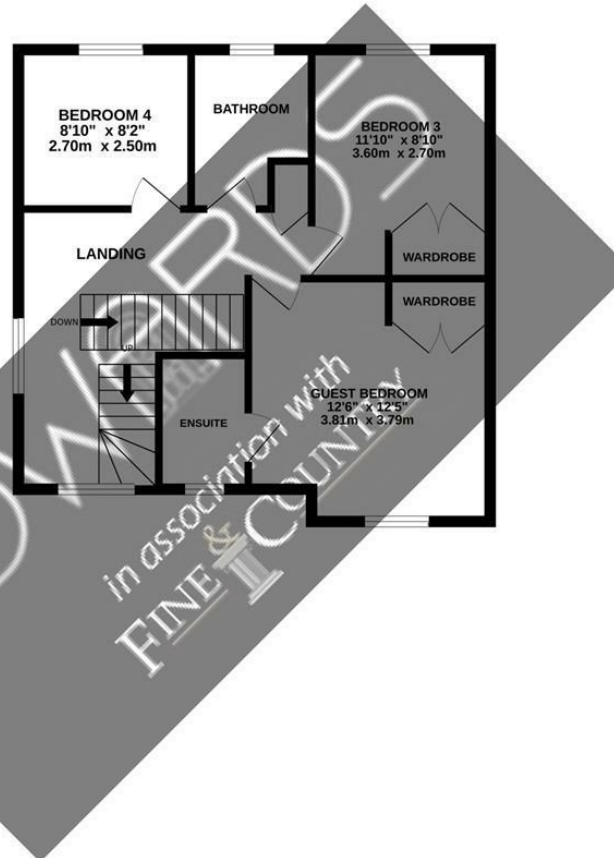
Completing this fantastic property is a large block paved driveway at the front and ultra-low maintenance rear garden. Laid mainly with beautiful paving and artificial lawn, it's the perfect setting for outside entertaining.



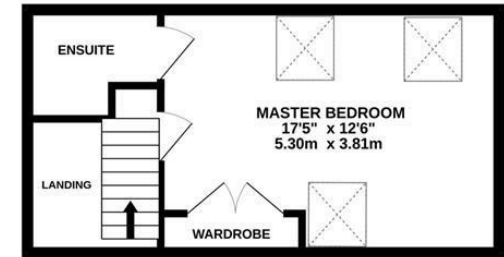
GROUND FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



2ND FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1726 sq.ft. (160.4 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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