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HILLMEADOW
VERWOOD, BH31 6HE



GUIDE PRICE £375,000

- DETACHED HOUSE
- 3 BEDROOMS
- EN-SUITE & FAMILY BATHROOM
- 2 RECEPTION ROOMS
- CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY & GARAGE
- SUNNY PRIVATE WESTERLY FACING REAR GARDEN
- VACANT POSSESSION
- NO FORWARD CHAIN

Upon entering, you are greeted by two generous reception rooms that provide ample space for relaxation and entertaining. The inviting lounge features a delightful fireplace with a wooden mantelpiece and stone hearth, creating a warm and welcoming atmosphere. Adjacent to the lounge, the dining room leads into a lovely conservatory, complete with a pitched polycarbonate roof, power, light, and heating. This bright space offers stunning views of the rear garden and easy access to the outdoor patio through French doors.

The kitchen/breakfast room is fitted with modern ivory units, complemented by a tile effect floor. It also includes a convenient pedestrian door leading to the side of the property.

Upstairs, the bright and spacious landing provides access to two well sized double bedrooms, including a master suite with built-in wardrobes and a en-suite shower room featuring vanity storage and a tiled shower cubicle. The third bedroom, a good-sized single, is perfect for guests or as a home office. The family bathroom is equipped with a three-piece suite, including a bath, WC, and sink with vanity storage.



Outside, the property boasts a tarmac driveway with parking for up to three vehicles, in addition to the integral garage. The rear garden is a delightful retreat, featuring an expanse of patio, a circular lawn, and a corner patio area, all enclosed by timber fencing. This outdoor space is perfect for enjoying the westerly setting sun.

This delightful home is an ideal choice for families seeking a comfortable and spacious living environment. Don't miss the opportunity to make it yours.

Energy Performance Rating D

Council Tax Band D

Additional Information

Tenure: Freehold

Flood Risk: No but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

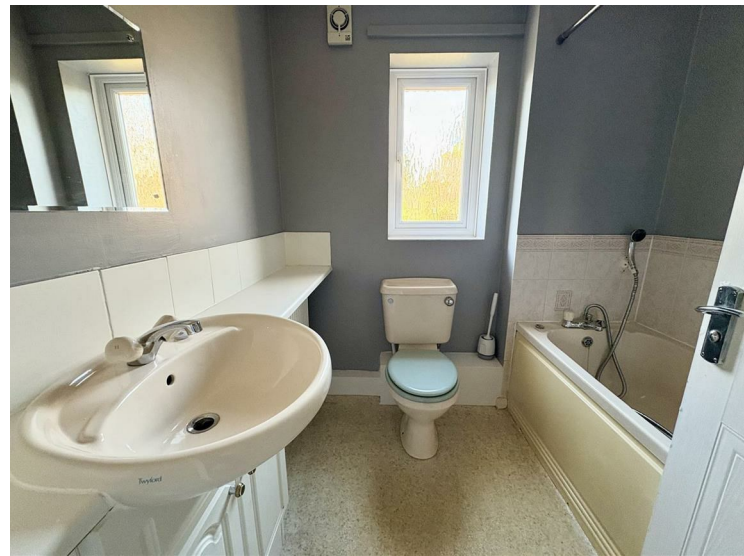
Parking: Private driveway & integral garage

Utilities: Mains Electricity, Mains Gas, Mains Water

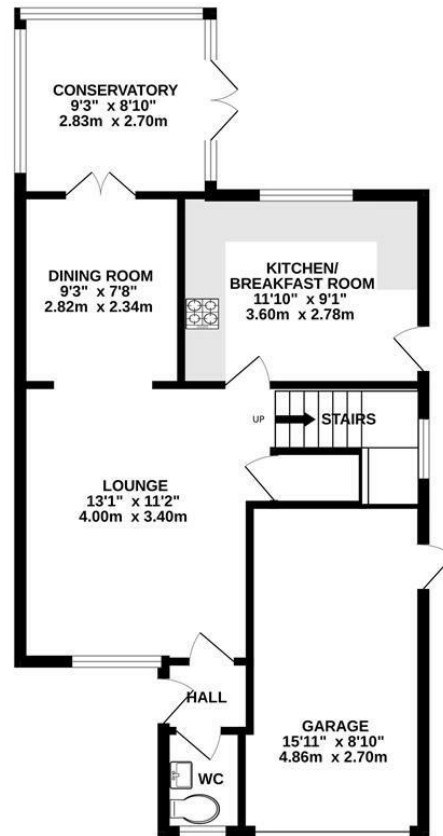
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

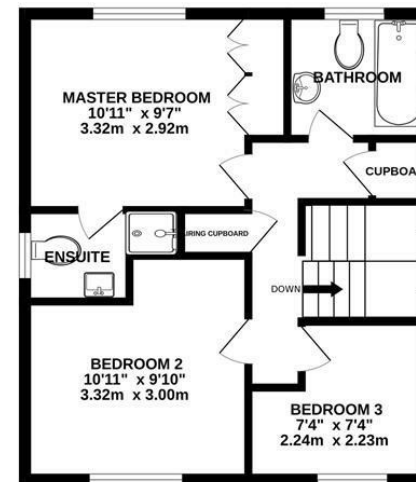
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.4 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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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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