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**NIGHTINGALE CLOSE**  
VERWOOD, BH31 6NW



# OFFERS IN EXCESS OF £400,000

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- LINK DETACHED BUNGALOW
- POTENTIAL TO EXTEND (STPP)
- PRIVATE TUCKED AWAY POSITION
- 3 BEDROOMS
- SIZEABLE SOUTH WESTERLY REAR GARDEN
- DRIVEWAY
- GARAGE
- KITCHEN/BREAKFAST ROOM
- LOUNGE/DINER
- PRIVATE REAR GARDEN

**POTENTIAL TO EXTEND (STPP)** - This delightful **THREE BEDROOM** linked detached **BUNGALOW** is situated in a **PEACEFUL, TUCKED-AWAY POSITION**, yet remains within **EASY REACH OF LOCAL AMENITIES**, making it an ideal choice for families and retirees alike.



Upon entering, you will be greeted by a spacious and beautifully presented interior. The expansive kitchen features a range of beech effect units complemented by chrome handles. It is well-equipped with modern appliances, including an integrated eye-level microwave, oven, four-ring gas hob, fridge, freezer, washing machine, tumble dryer, and dishwasher. The kitchen flows seamlessly into a charming breakfast area, which leads to a generous dual-aspect lounge/diner. This inviting space boasts a feature living flame gas fire, and French doors that open onto an L-shaped patio, offering picturesque views of the well-established, mainly lawned rear garden.

The bungalow comprises three bedrooms, two of which are spacious doubles with built-in storage, providing ample space for relaxation and rest. There is a modern, fully tiled family bathroom with built-in storage and a separate cloakroom.

Externally, the property benefits from a driveway that accommodates up to three vehicles, alongside a garage for added convenience. The sizeable south-westerly rear garden is a true highlight, offering a private oasis with mature hedges, perfect for outdoor enjoyment.

#### Additional Information

Energy Performance Rating: D

Council Tax Band: E

Tenure: Freehold

Construction: Brick / Block / Rooftiles

Accessibility / Adaptations: Lateral living

Flood Risk: Refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Garage & private driveway

Utilities: Mains electricity, mains gas, mains water

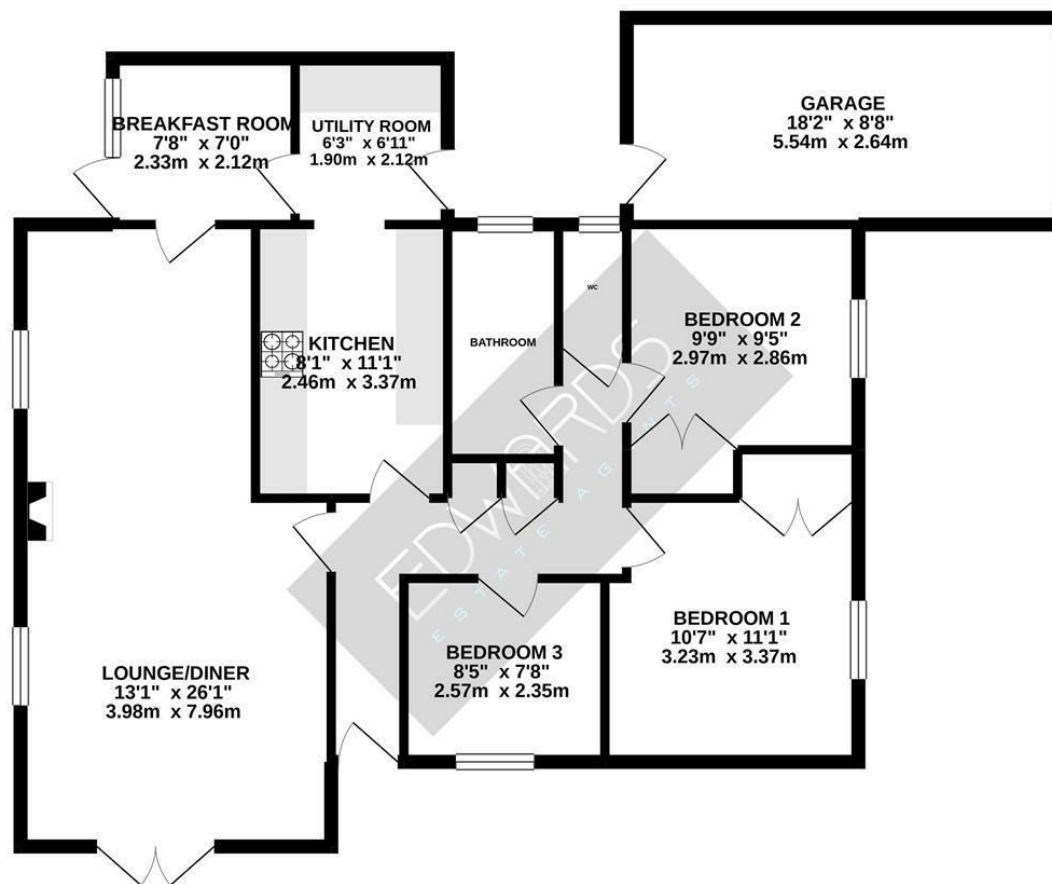
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
1093 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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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