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EDWARDS
ESTATE AGENTS

ALBION WAY
VERWOOD, BH31 7LR



OFFERS OVER £375,000

- DETACHED FAMILY HOME
- 3 BEDROOMS
- QUIET RESIDENTIAL CUL DE SAC
- FAVOURED DEVELOPMENT
- CLOSE TO CRANE VALLEY GOLD COURSE
- WALKING DISTANCE OF VERWOOD TOWN CENTRE
- GENEROUS LIVING ROOM
- KITCHEN/DINING ROOM
- GENEROUS SECLUDED GARDEN
- GARAGE AND PARKING

Upon entering, you are welcomed by a generous dual aspect living room, providing a bright and airy space for relaxation and entertaining. The well-appointed kitchen dining room features sliding patio doors that open out to the rear garden, seamlessly connecting indoor and outdoor living. Additionally, the ground floor boasts a practical utility room and a convenient cloakroom.

The first floor comprises a sizeable master bedroom complete with a built-in wardrobe and an en-suite shower room, ensuring a private retreat for the homeowners. There is also a good-sized second double bedroom, also with a built-in wardrobe, and a further single room, perfect for guests or as a home office. A three-piece family bathroom serves the upper level, catering to the needs of the household.

Outside, the property benefits from a generous and secluded garden, ideal for family



gatherings or quiet evenings. The inclusion of a garage and off-road parking further enhances the appeal of this charming home. This property is a wonderful opportunity for families seeking a peaceful yet accessible location in Verwood.

Additional Information

Agents Note: There is no Gas Safety Installation Certificate or Service Certificate available

Energy Performance Rating: C

Council Tax Band: E

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: Yes

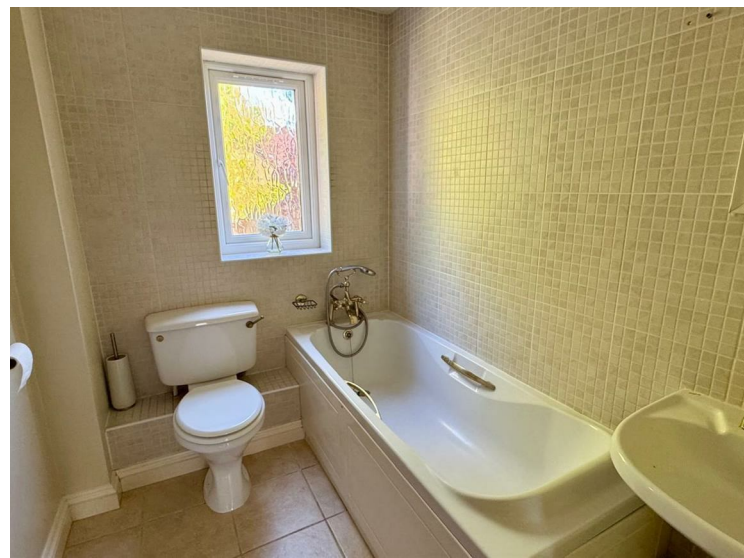
Parking: Private driveway & garage

Utilities: Mains electricity, mains gas, mains water

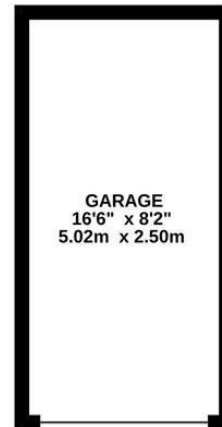
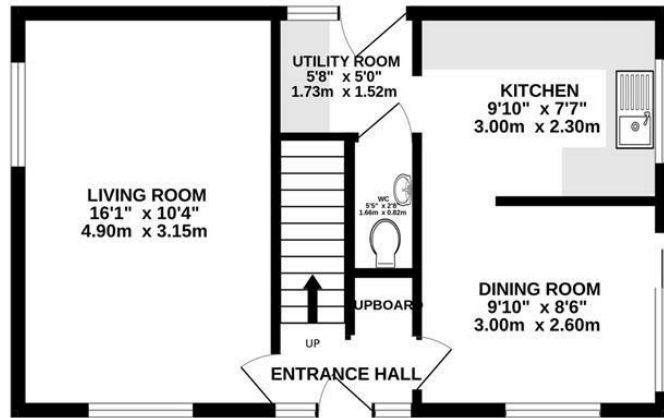
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

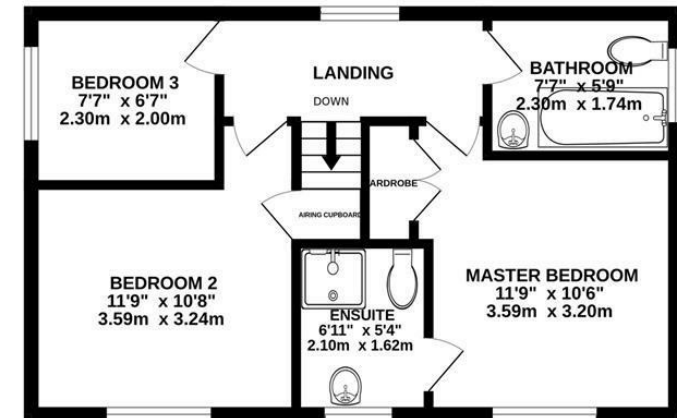
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 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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