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EDWARDS
ESTATE AGENTS

HAZELWOOD DRIVE
VERWOOD, BH31 6YG



GUIDE PRICE £410,000

- NO FORWARD CHAIN
- SIZEABLE DETACHED HOUSE
- 3 DOUBLE BEDROOMS
- 3 GENEROUS RECEPTIONS
- SIZEABLE CONSERVATORY
- ENSUITE
- UTILITY & WC
- QUIET LOCATION
- CLOSE TO POTTERNE PARK
- GARAGE AND OFF ROAD PARKING

PROBATE GRANTED - This well presented **DETACHED** family home is located in a tucked away **CUL DE SAC**. With **THREE SPACIOUS DOUBLE BEDROOMS** and **THREE RECEPTION ROOMS**, this property is ideal for family living. The home boasts a **SIZEABLE CONSERVATORY**, providing an additional space for relaxation or entertaining, and a **LOW-MAINTENANCE REAR GARDEN** that is perfect for enjoying the outdoors without the hassle of extensive upkeep. With **NO FORWARD CHAIN** and located within walking distance of **Potterne Park**, this delightful home is ready for you to move in and enjoy.



Upon entering, you are greeted by a welcoming hallway featuring oak effect flooring and an understairs storage cupboard. The ground floor includes a convenient cloakroom/utility, a generous formal living room with a remote control living flame gas fire, and a well-proportioned dining room that flows seamlessly into the conservatory. The kitchen is fully fitted with modern wooden fronted units, integrated appliances, and dual aspect windows that fill the space with natural light.

Upstairs, the master bedroom is a true retreat, complete with a charming box bay window and a built-in double wardrobe. It also features a stylish en-suite shower room, ensuring privacy and convenience. The two additional bedrooms are equally spacious, making this home perfect for families or those needing extra space.

Outside, the property is complemented by an open plan front garden and a driveway that accommodates several vehicles, leading to a single garage equipped with power and light. The rear garden, designed for ease of maintenance, features a brick-built BBQ area and block paved patio, all surrounded by high-level timber fencing for added privacy.

Additional Information

Energy Performance Rating: D

Council Tax Band: D

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: No

Parking: Private driveway & garage

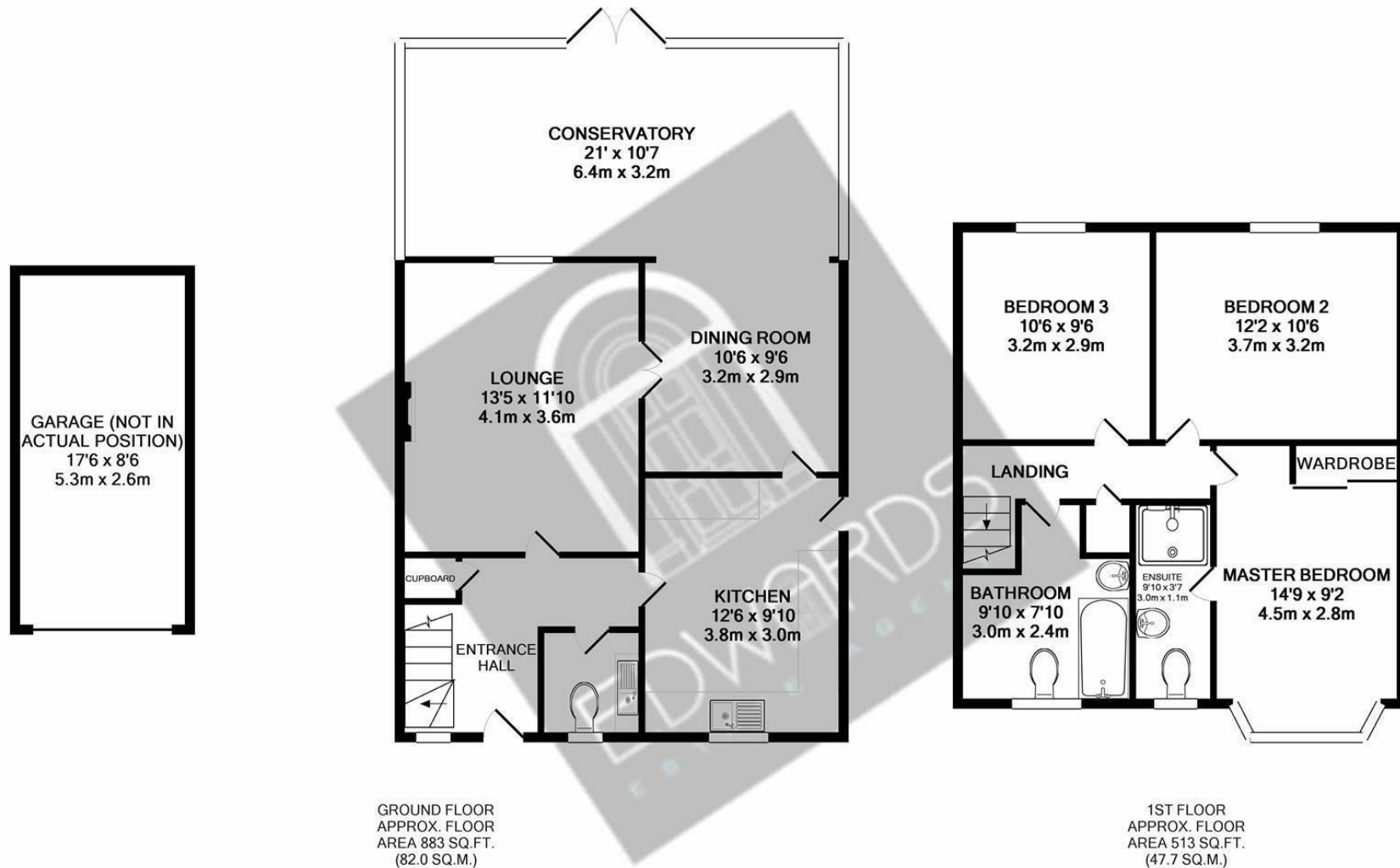
Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595