

*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS

LAKE ROAD  
VERWOOD, BH31 6BX







# GUIDE PRICE £850,000

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- VENDORS FOUND
- DETACHED BUNGALOW
- APPROXIMATELY 2,500 sq.ft.
- FOUR/FIVE BEDROOMS
- OPEN PLAN LIVING ACCOMMODATION
- HUGE GRAVEL DRIVEWAY
- ENORMOUS GARDEN
- DETACHED DOUBLE GARAGE
- ANNEX POTENTIAL
- INSULATED SUMMER HOUSE

**VENDOR FOUND** - An impressive **FOUR/FIVE BEDROOM DETACHED BUNGALOW** occupying a **SIZEABLE PLOT** of approximately 2,500sq.ft. in an extremely favoured road within Verwood. Offering vast **OPEN PLAN LIVING** accommodation plus a **DETACHED DOUBLE GARAGE** with the option of **ANNEX POTENTIAL** or similar depending on the buyer's preference. Additional key features include a fully **INSULATED SUMMERHOUSE**, **HUGE GRAVEL DRIVEWAY**, and aluminium windows and doors.





From the splendid entrance hallway and throughout most of the accommodation, luxury vinyl flooring provides a beautiful first impression.

Simply stunning, the kitchen/diner/living room is an exceptionally well thought out and designed space. With high vaulted and floor to ceiling triangular windows and bi-fold doors really customising this modern home and letting in copious amounts of natural light. Fitted with stylish grey units and Quartz worktop plus a comprehensive range of high-end integrated appliances including Bora induction hob, BerlaZZoni ovens, fridge and dishwasher, Neff freezer, washer dryer, and Quooker hot tap, this is a fantastic space. In one corner of the living area there is a woodburner with stainless steel flue. Opposite, there is an extremely large square archway through to the lounge area. This is a lovely cosy space, perfect for a wall mounted TV and home entertainment system.

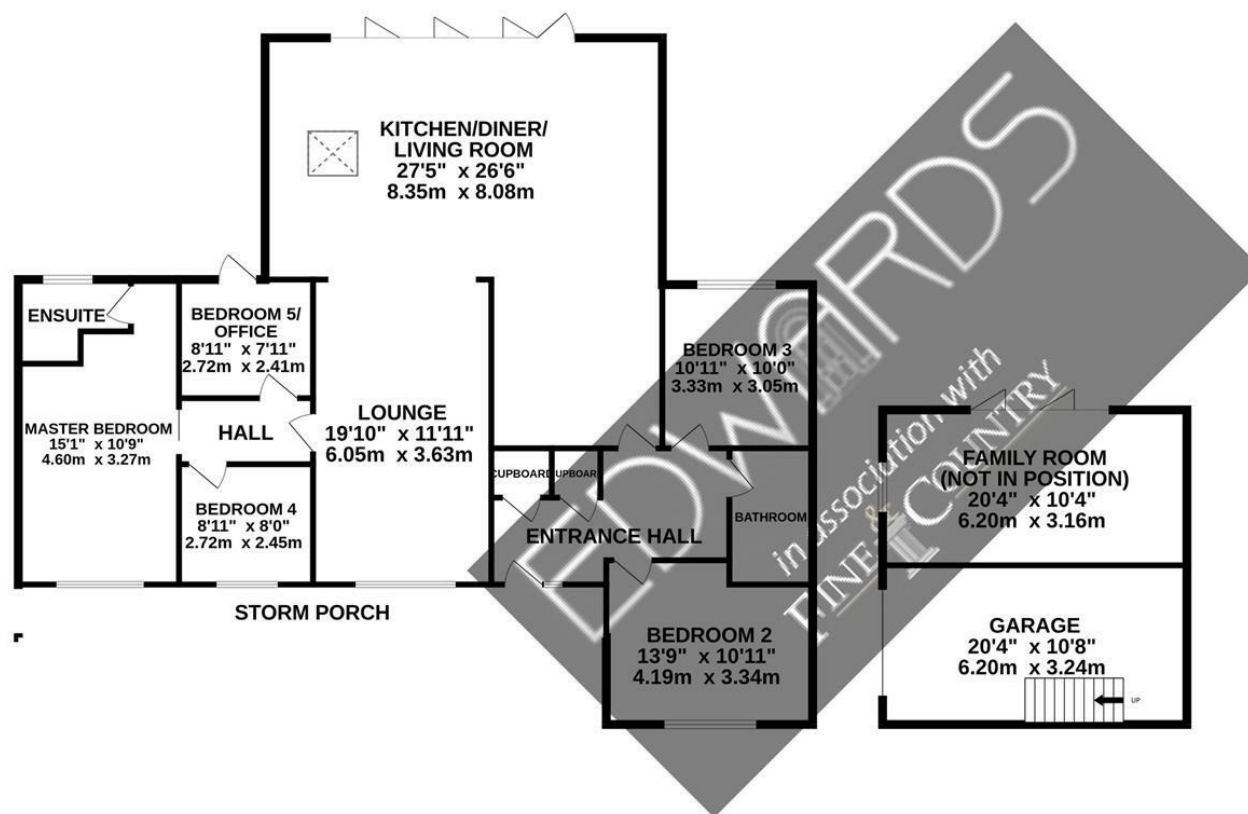
Accessed via sliding door, the main bedroom features a beautifully appointed, fully tiled en-suite shower room. Bedrooms two and three are both double rooms. Two has built-in wardrobes and three has a lovely view over the patio and garden. There are also two very generous single bedrooms, one is currently used as an office.

The ability to create the perfect outdoor dining and entertainment space here are endless in this enormous garden. Already having a huge wrap around patio approx. 150sqm and BBQ area there is also a fully insulated summerhouse approx. 12sqm. The remainder is predominantly lawn with mature hedging.

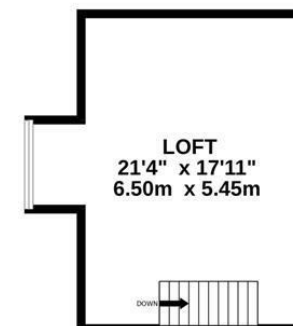
- Additional Information  
Energy Performance Rating: C  
Council Tax Band: F  
Tenure: Freehold  
Accessibility / Adaptations: Lateral living  
Flood Risk: Very low but refer to gov.uk, check long term flood risk  
Flooded in the last 5 years: No  
Conservation area: No  
Listed building: No  
Tree Preservation Order: Yes  
Restricted Covenants: Restricted for new developments  
Parking: Private driveway & detached double garage  
Utilities: Mains electricity, mains gas, mains water  
Drainage: Mains sewerage  
Broadband: Refer to Ofcom website  
Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
2195 sq.ft. (203.9 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 2532 sq.ft. (235.2 sq.m.) approx.

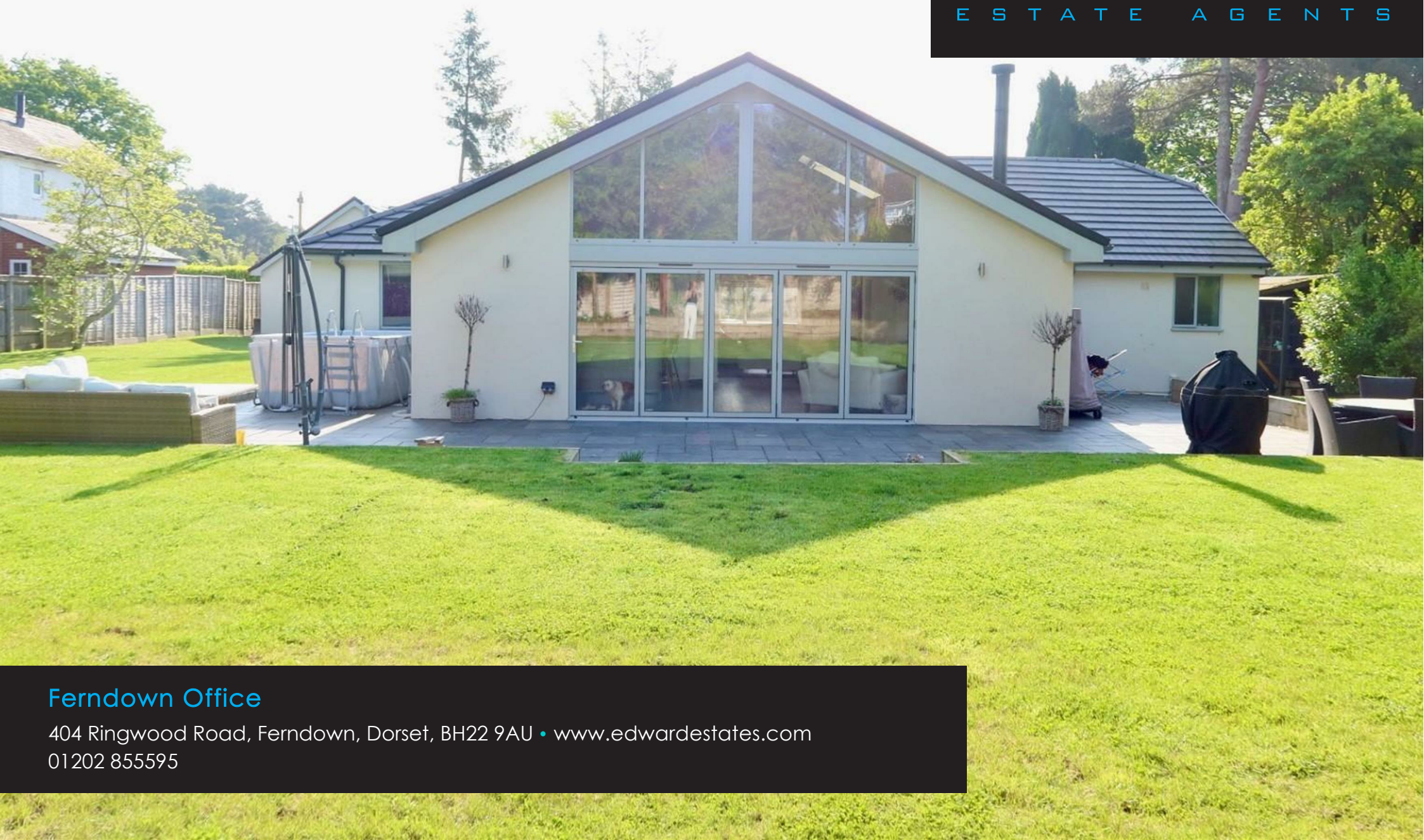
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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