

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

ALBION WAY
VERWOOD, BH31 7LT



GUIDE PRICE £390,000

- DETACHED HOUSE
- 3 BEDROOMS
- EN-SUITE
- UTILITY ROOM
- SEPARATE DINING ROOM
- CONSERVATORY
- SECLUDED REAR GARDEN
- GARAGE
- CLOSE TO DEWLANDS COMMON
- EASY REACH TO CRANE VALLEY GOLF CLUB

Upon entering, you will find a well-appointed fitted kitchen, alongside a practical utility room and a convenient downstairs cloakroom. The spacious living room is a highlight, featuring sliding patio doors that lead into a delightful conservatory, ideal for enjoying the sunny days and evenings. The separate dining room provides an excellent space for family gatherings and entertaining guests.

The first floor accommodates two generous double bedrooms, with the master bedroom boasting built-in wardrobes and an en-suite bathroom for added privacy. A third single bedroom is also available, making this home suitable for families of all sizes. The family bathroom and an additional shower room ensure that there is ample space for everyone.

Externally, the property benefits from a secluded and sunny rear garden, perfect for outdoor relaxation or entertaining. Parking is made easy with a single garage and off-road



space for two vehicles.

NB: Under the Estate Agents Act 1979 (the law), Edwards Estates declares a personal interest in the marketing of this property.

Additional Information

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: No

Parking: Private driveway & detached garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

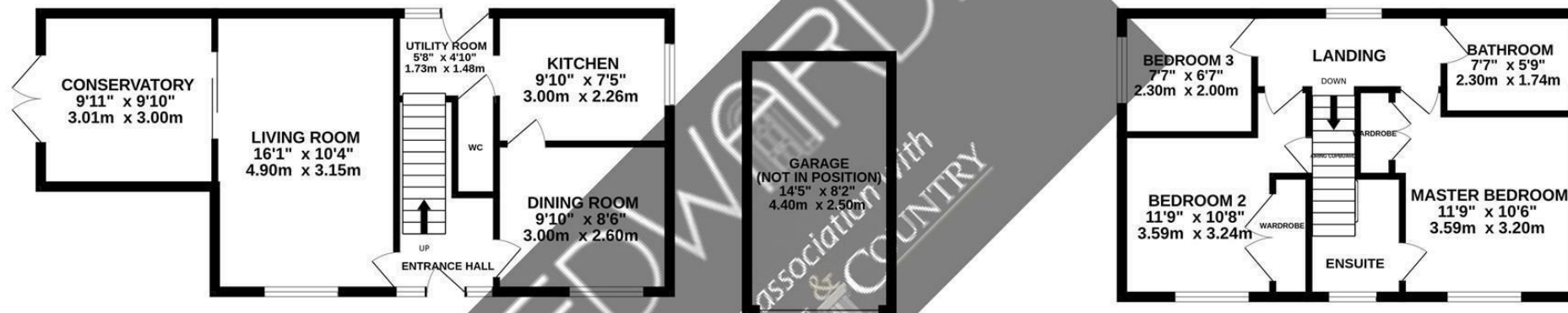
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
625 sq.ft. (58.0 sq.m.) approx.

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



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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.
Made with Metropix ©2023

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.

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

Ferndown Office

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