

EDWARDS
ESTATE AGENTS



LAKE ROAD
VERWOOD, BH31 6BX



GUIDE PRICE £625,000

- NO FORWARD CHAIN
- DETACHED FAMILY HOME
- LARGE PLOT WITH EXTENSION POTENTIAL (STPP)
- 5 DOUBLE BEDROOMS
- STYLISH KITCHEN
- DINING FAMILY ROOM & SEPARATE LOUNGE
- TWO BATHROOMS AND GROUND FLOOR CLOAKROOM
- ATTACHED GARAGE & AMPLE OFF ROAD PARKING
- WALKING DISTANCE TO POTTERNE PARK & MOORS VALLEY COUNTRY PARK
- SUNNY PRIVATE REAR GARDEN

This FIVE DOUBLE BEDROOM DETACHED FAMILY HOME set back from one of Verwood's premier roads comes to the market for the first time in some 40 years! Set within a LARGE PLOT offering versatile accommodation with plenty of room for POTENTIAL EXTENSION (STPP) plus PARKING FOR NUMEROUS VEHICLES and a SUNNY PRIVATE REAR GARDEN. Accommodation also includes a LOUNGE/DINING ROOM and KITCHEN/FAMILY ROOM providing versatile family living.



The welcoming entrance hall has stairs rising to the first floor and access to a downstairs WC. Further ground floor accommodation includes a well proportioned living room overlooking the front of the property with connecting French doors to a dining/family room plus further French doors opening out to the rear garden and extensive patio. There is also access to a useful understairs cupboard. Further double doors from this room lead to a stylishly fitted kitchen which also has a door leading to outside.

On the first floor, the five double bedrooms are served by two fully tiled bathrooms fitted with classic white suites.

The attached garage has a fitted sink and pedestrian door to the rear garden. There is ample off road parking to the front of the property and the private rear garden is a generous size, laid to patio areas, lawn, raised beds and mature trees including an elm, two beautiful cherry blossom trees, a twin stemmed pine tree, a multi stemmed birch tree and several productive fruit trees. Additionally, there is a garden shed towards the rear of the plot. This property needs to be seen to be appreciated.

Additional Information

Energy Performance Rating: D

Council Tax Band: E

Tenure: Freehold

Flood Risk: 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

Restricted Covenants: Yes

Parking: Private driveway & garage

Utilities: Mains electricity, mains gas, mains water

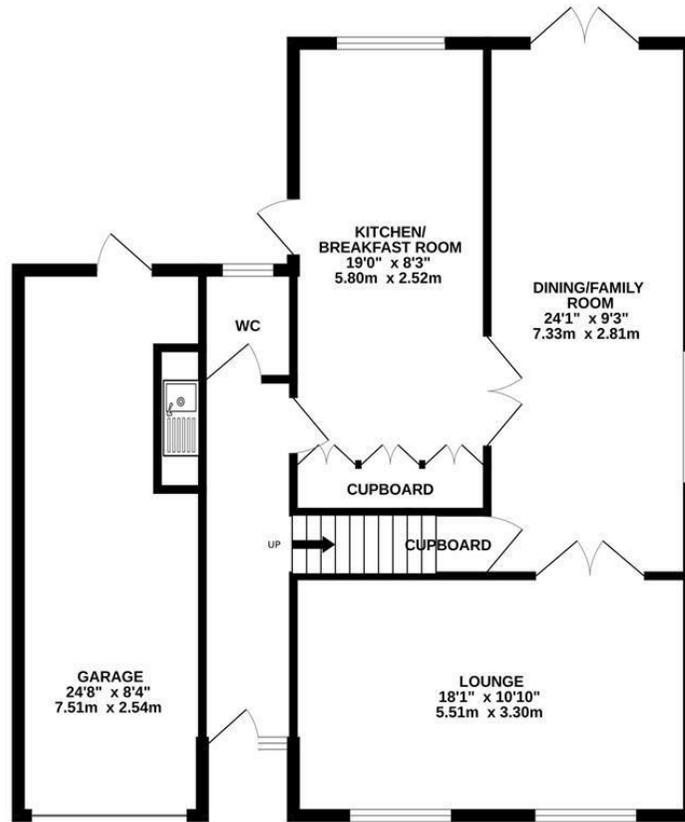
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
926 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1557 sq.ft. (144.6 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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Ferndown Office

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