



EDWARDS  
ESTATE AGENTS

FAIRWOOD ROAD  
VERWOOD, BH31 6UA







# GUIDE PRICE £450,000

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- NO FORWARD CHAIN
- DETACHED BUNGALOW
- 3 WELL PROPORTIONED BEDROOMS
- ENSUITE SHOWER ROOM
- DUAL ASPECT LOUNGE
- SEPARATE UTILITY ROOM
- LARGE DOUBLE DETACHED GARAGE
- GATED DRIVEWAY
- LANDSCAPED GARDENS
- CLOSE TO RINGWOOD FOREST & POTTERNE PARK

This delightful, detached bungalow presents an excellent opportunity for those seeking a spacious home. With no forward chain, this property is ready for immediate occupancy, making it an ideal choice for buyers looking to settle in quickly.

Situated within walking distance of the picturesque Ringwood Forest and Potterne Park, which connects to Moors Valley Country Park, this bungalow offers a perfect blend of tranquillity and accessibility to nature. This property is a rare find and is sure to appeal to families and retirees alike, seeking a peaceful yet convenient lifestyle in a sought-after location.





The bungalow boasts three well-proportioned bedrooms, including a master suite with an ensuite shower room. The entrance hall leads to a dual-aspect lounge, featuring a stone fireplace with a fitted wood burner. The kitchen is equipped with a range of wall and base units, complemented by integrated appliances, and flows seamlessly into a practical utility room.

The property is enhanced by UPVC double glazed windows and gas-fired central heating. The large double detached garage and gated driveway provide ample off-road parking, accommodating multiple vehicles with ease.

Outside, the front garden is beautifully landscaped with a variety of mature trees and shrubs, bordered by low-level brick walling. A shingled driveway leads to the garage, while a path guides you to the rear garden, which is predominantly laid to lawn and features a greenhouse, summerhouse, and a tranquil pond, all enclosed by fencing for privacy.

#### Additional Information

Energy Performance Rating: D

Council Tax Band: E

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: No

Parking: Private gated driveway & double garage

Utilities: Mains electricity, mains gas, mains water

Agents Note: The Executors believe the boiler was installed after 2005, but no supporting paperwork is available to confirm this

Drainage: Mains sewerage

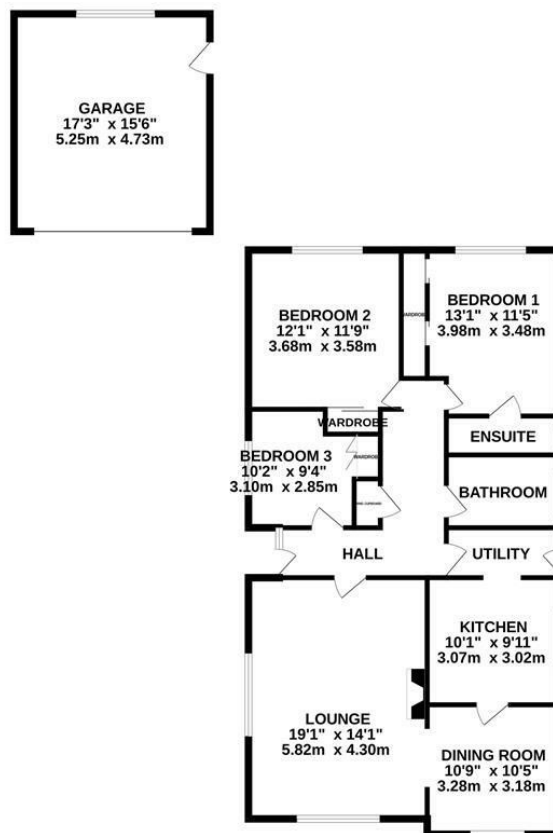
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





GROUND FLOOR  
1374 sq.ft. (127.7 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.7 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.  
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## Ferndown Office

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