

EDWARDS  
ESTATE AGENTS



WOODLINKEN DRIVE  
VERWOOD, BH31 6BW



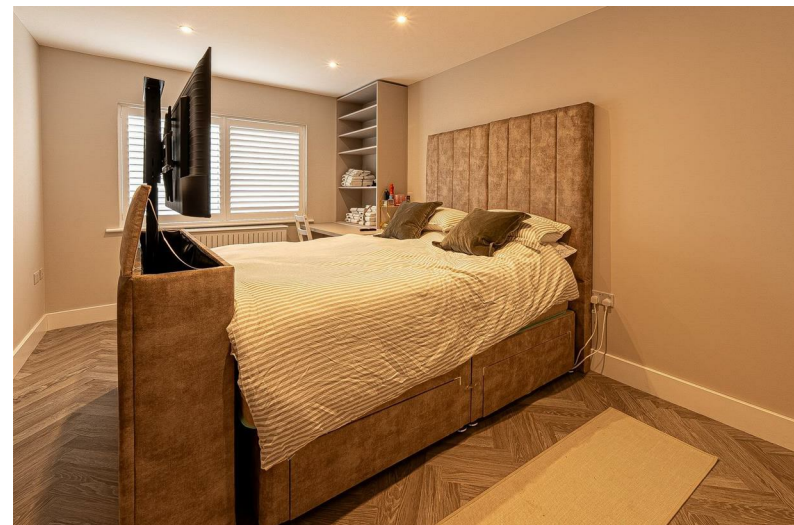
# GUIDE PRICE £925,000

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- NO FORWARD CHAIN
- DETACHED CHALET FAMILY HOME
- 4 DOUBLE BEDROOMS & 3 ENSUITES
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- SNUG
- UTILITY ROOM & CLOAKROOM
- STYLISH FEATURES THROUGHOUT
- SENSORED STAIR LIGHTING
- PRIVATE REAR GARDEN WITH SAUNA & HOT TUB
- GARAGE & OFF ROAD PARKING

This **FOUR DOUBLE BEDROOM DETACHED CHALET** has been extensively remodelled and **EXTENDED** to offer **EXCEPTIONALLY SPACIOUS** accommodation **FINISHED TO A HIGH SPECIFICATION THROUGHOUT**. On a good size plot set back from the road, the rear garden enjoys a **GOOD DEGREE OF PRIVACY** with a **WOODED BACKDROP**. There is also a **GARAGE** and **OFF ROAD PARKING**.

Located on a well regarded road in popular Verwood, this stylishly presented family home is within easy reach of local amenities and schools. Set on a good size plot with off road parking and garage, the rear garden enjoys a good degree of privacy with a wooded backdrop – ideal for relaxation and entertainment.



Accommodation is exceptionally spacious and finished to an excellent standard throughout in a contemporary style. From the welcoming entrance hall with vaulted ceiling and part galleried landing, the heart of this delightful home is undoubtedly the open plan kitchen/dining/family room – an air conditioned, triple aspect room which has doors opening to the rear garden and a lantern window providing a light and airy ambience. There is a further reception/snug/TV room for “quiet time” as well as a ground floor bedroom, cloakroom and separate utility at this level.

On the first floor there are three double bedrooms – all with ensembles and the master also has the benefit of a Juliette balcony and separate dressing area. Further benefits include quality flooring finishes throughout, underfloor heating to the ground floor, fully tiled ensembles with contemporary style sanitaryware.

Outside the grounds to front and rear are neatly landscaped and maintained with privacy fencing to rear boundaries.

#### Additional Information

Energy Performance Rating: C

Council Tax Band: E

Tenure: Freehold

Flood Risk: Medium but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: TBC

Conservation area: TBC

Listed building: No

Tree Preservation Order: TBC

Parking: Private driveway & double garage

Utilities: Mains electricity, mains gas, mains water

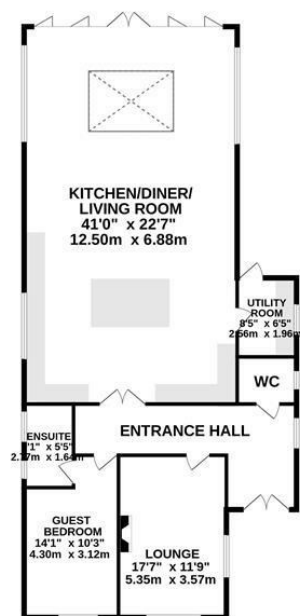
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

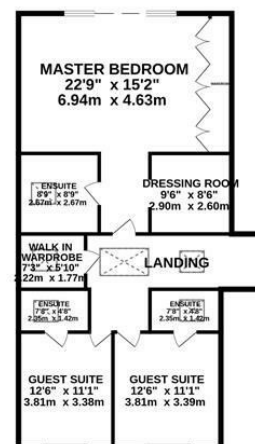
Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
1968 sq.ft. (182.8 sq.m.) approx.



1ST FLOOR  
1095 sq.ft. (101.7 sq.m.) approx.



TOTAL FLOOR AREA: 3062 sq.ft. (284.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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