

EDWARDS  
ESTATE AGENTS

LABURNUM CLOSE  
VERWOOD, BH31 6UB



# GUIDE PRICE £550,000

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- THREE BEDROOM DETACHED BUNGALOW
- "L" SHAPED LOUNGE/DINER
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- STYLISH FAMILY BATHROOM AND MASTER ENSUITE
- ATTRACTIVELY LANDSCAPED GARDENS TO FRONT AND REAR
- PRIVATE PATIO TO SIDE OF PROPERTY
- GARAGE AND OFF ROAD PARKING

Approached across a tarmac driveway which offers off road parking, the main entrance to the property is to the side of the property. The lounge/dining room spans the rear of the property with feature fireplace and fitted woodburner, bay window and French doors opening to the private, well maintained rear garden.

The kitchen/breakfast room has a generous range of shaker style base and wall units with integrated appliances and under counter space for free standing white goods, as well as door leading to outside.

The master bedroom has a range of built-in wardrobes and the benefit of a modern ensuite shower room, whilst bedrooms 2 and 3 are served by a stylishly appointed family bathroom which has a "P" shaped bath/shower, vanity wash hand basin and semi-concealed WC.

Outside there is secure vehicular and pedestrian access to the rear of the property and garage, opening immediately to a private seating area with garden shed. A further decked



platform sits immediately to the rear of the lounge and the garden has established planted borders.

#### 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 driveway and detached single garage

Utilities: Mains electricity, mains gas, mains water

Heating: Gas Central Heating

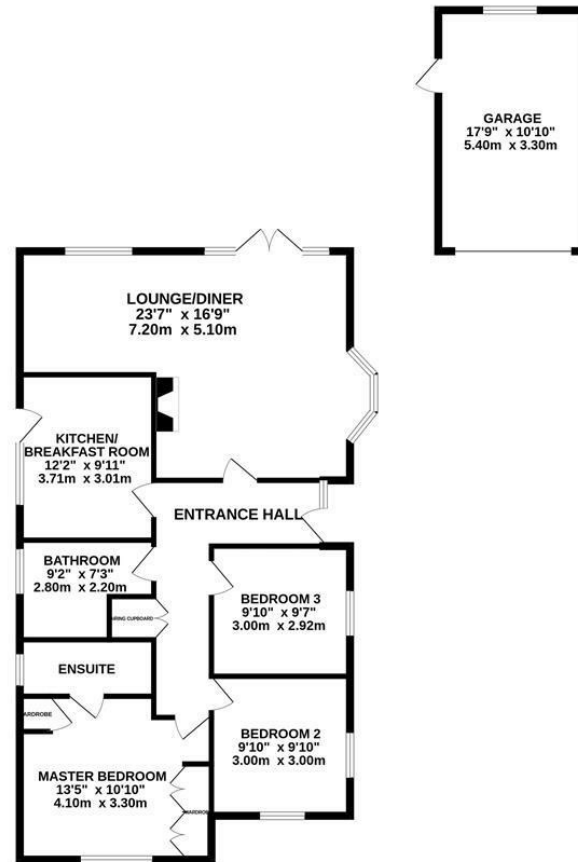
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 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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Ferndown Office

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