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LITTLE DEWLANDS

VERWOOD, BH31 6QA

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GUIDE PRICE £650,000

- Detached executive style home
- Exclusive development
- Walking distance of Dewlands Common
- 5 spacious double bedrooms
- 2 en-suites
- Walk-in dressing room
- 3 receptions
- Modern fitted kitchen & utility
- Generous driveway & double garage
- Westerly facing rear garden

This beautifully presented detached executive family home offers an exceptional living experience. Boasting five spacious double bedrooms, including two en-suites, this property is perfect for families seeking both comfort and style. Located in a quiet area of an exclusive development, this home is within walking distance of Dewlands Common and the amenities of Verwood town centre.

Upon entering, you are greeted by a generous entrance hall adorned with elegant wood effect flooring, leading to three well-appointed reception rooms. The refurbished kitchen is a true highlight, featuring bi-fold doors that seamlessly connect the indoor and outdoor spaces. It is equipped with an extensive range of units, stone worktops, and integrated appliances to include an instant Quooker water tap and water softener. The separate utility room provides convenient access to the integral double garage. Both the kitchen and utility room have underfloor heating.

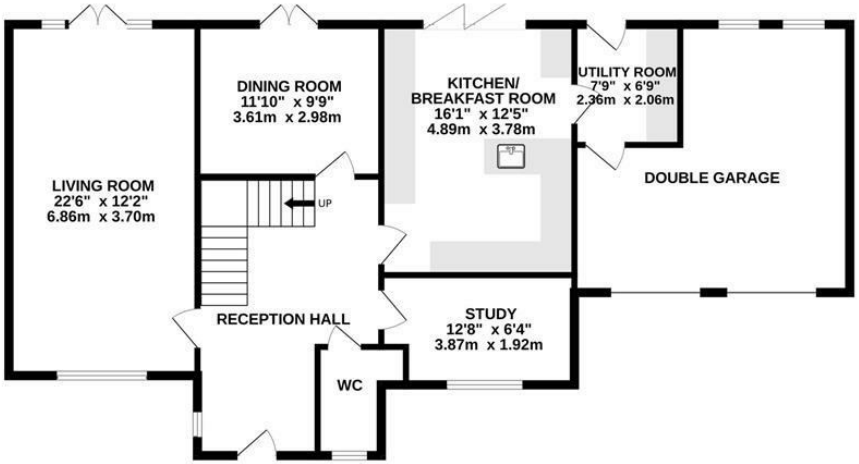
The dining room, with its French doors, opens onto a lovely rear patio, ideal for al fresco dining and entertaining. The dual aspect through lounge is a warm and inviting space, complete with a limestone fireplace and an inset electric fan-assisted remote-control fire.

The primary suite is a luxurious retreat, featuring a walk-in dressing area, underfloor heating and a fully tiled en-suite wet room. The galleried landing leads to a family bathroom and a guest suite with its own en-suite shower room, ensuring ample space for family and guests alike.

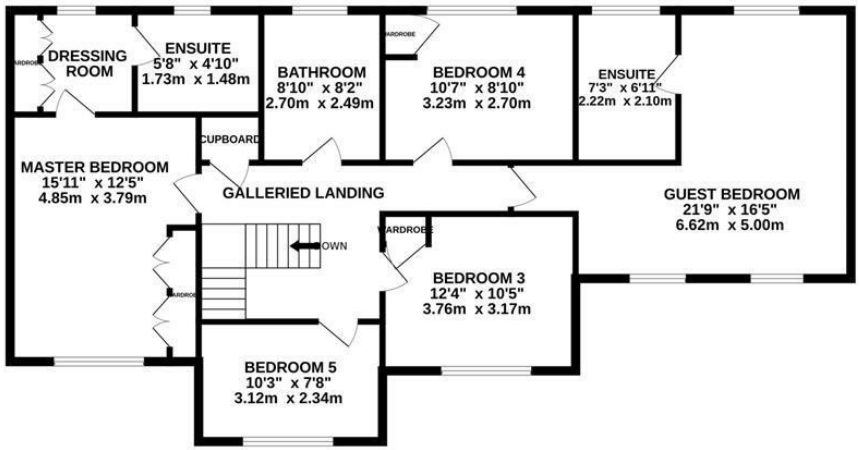
Outside, the property boasts a generous driveway and a split-level rear garden that maximises the vast westerly facing space, providing a private oasis for relaxation and play.

Additional Information
Energy Performance Rating: D
Council Tax Band: G
Tenure: Freehold
Accessibility / Adaptations: Step free access & walk-in shower
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: Yes – not on the property but behind
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
1181 sq.ft. (109.7 sq.m.) approx.



1ST FLOOR
1181 sq.ft. (109.7 sq.m.) approx.



TOTAL FLOOR AREA : 2362 sq.ft. (219.4 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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