



EDWARDS  
ESTATE AGENTS

DEWLANDS ROAD  
VERWOOD, BH31 6PL







# GUIDE PRICE £675,000

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- Must be viewed
- Walking distance to Dewlands Common SSSI
- Detached bungalow
- Premier location
- 4 bedrooms
- 3 bathrooms
- 2 receptions
- double garage
- Generous south westerly garden
- Close to Town Centre amenities

Positioned in the sought-after Dewlands Road, Verwood, this splendid detached bungalow offers four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families or those seeking ample living space. The two inviting reception rooms provide a warm and welcoming atmosphere, perfect for both relaxation and entertaining.





The bungalow boasts a generous south-westerly facing rear garden, allowing for plenty of sunlight throughout the day, making it an ideal spot for outdoor gatherings or simply enjoying the tranquillity of nature. Additionally, the property features a double garage, providing ample storage and parking space.

Situated within one of Verwood's premier roads, this home is conveniently located within striking distance of the beautiful Dewlands Common Nature Reserve, a Site of Special Scientific Interest (SSSI), perfect for nature enthusiasts and those who enjoy outdoor activities. Furthermore, the town centre amenities are just a short distance away, ensuring that all your daily needs are easily accessible.

This well-presented bungalow must be viewed to be fully appreciated. Its spacious layout, prime location, and delightful garden make it a truly exceptional property. Don't miss the opportunity to make this charming bungalow your new home.

#### Additional Information

Energy Performance Rating: TBC

Council Tax Band: F

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: Yes

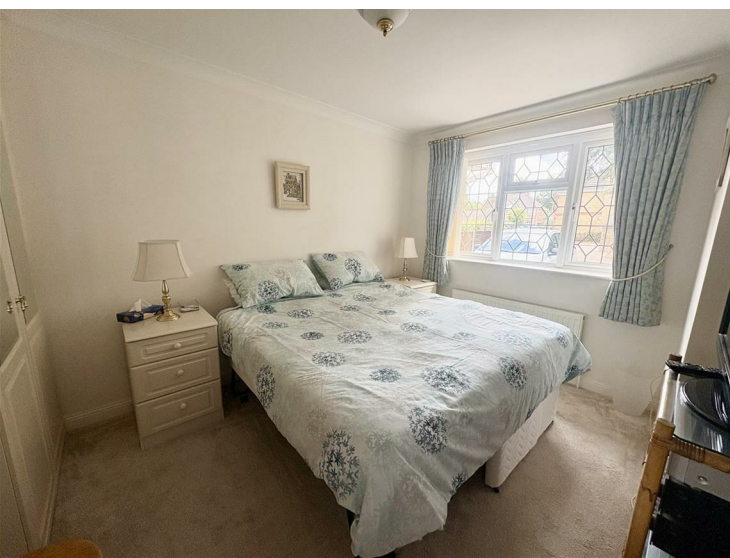
Parking: Private driveway & double garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

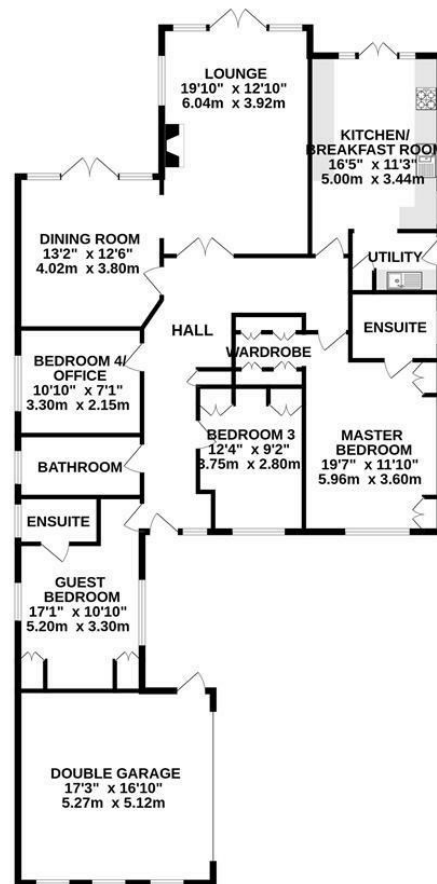
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





GROUND FLOOR  
1839 sq.ft. (170.9 sq.m.) approx.



TOTAL FLOOR AREA : 1839 sq.ft. (170.9 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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