

EDWARDS
ESTATE AGENTS



NOON GARDENS
VERWOOD, BH31 7XQ



GUIDE PRICE £575,000

- DETACHED BUNGALOW
- SIZEABLE CORNER POSITION
- FOUR DOUBLE BEDROOMS
- KITCHEN BREAKFAST ROOM
- SEPARATE UTILITY
- QUALITY CONSERVATORY
- EN-SUITE
- INTEGRAL DOUBLE GARAGE
- SOUTHERLY REAR GARDEN
- CLOSE TO RINGWOOD FOREST

Sitting on a **SIZEABLE CORNER POSITION** just a stone's throw from **RINGWOOD FOREST** this bright and spacious detached bungalow offers **GENEROUS LIVING SPACE** throughout. Main features include four double bedrooms, kitchen breakfast room, quality conservatory, en-suite and double integral garage.



Sizeable 'L' shaped entrance hallway with a large airing cupboard and further coats cupboard.

The kitchen breakfast room is fitted with Oak effect units under stone work surfaces. There is a dual fuel Range cooker and space and plumbing for a large American style fridge/freezer. Attractive luxury vinyl flooring flows through to the separate utility room and there is ample space for a table and chairs.

The generous dual aspect lounge has a feature fireplace with inset living flame gas fire and modern bi-fold doors leading out to the wonderful quality conservatory which in turn has access via French doors to the patio and rear garden.

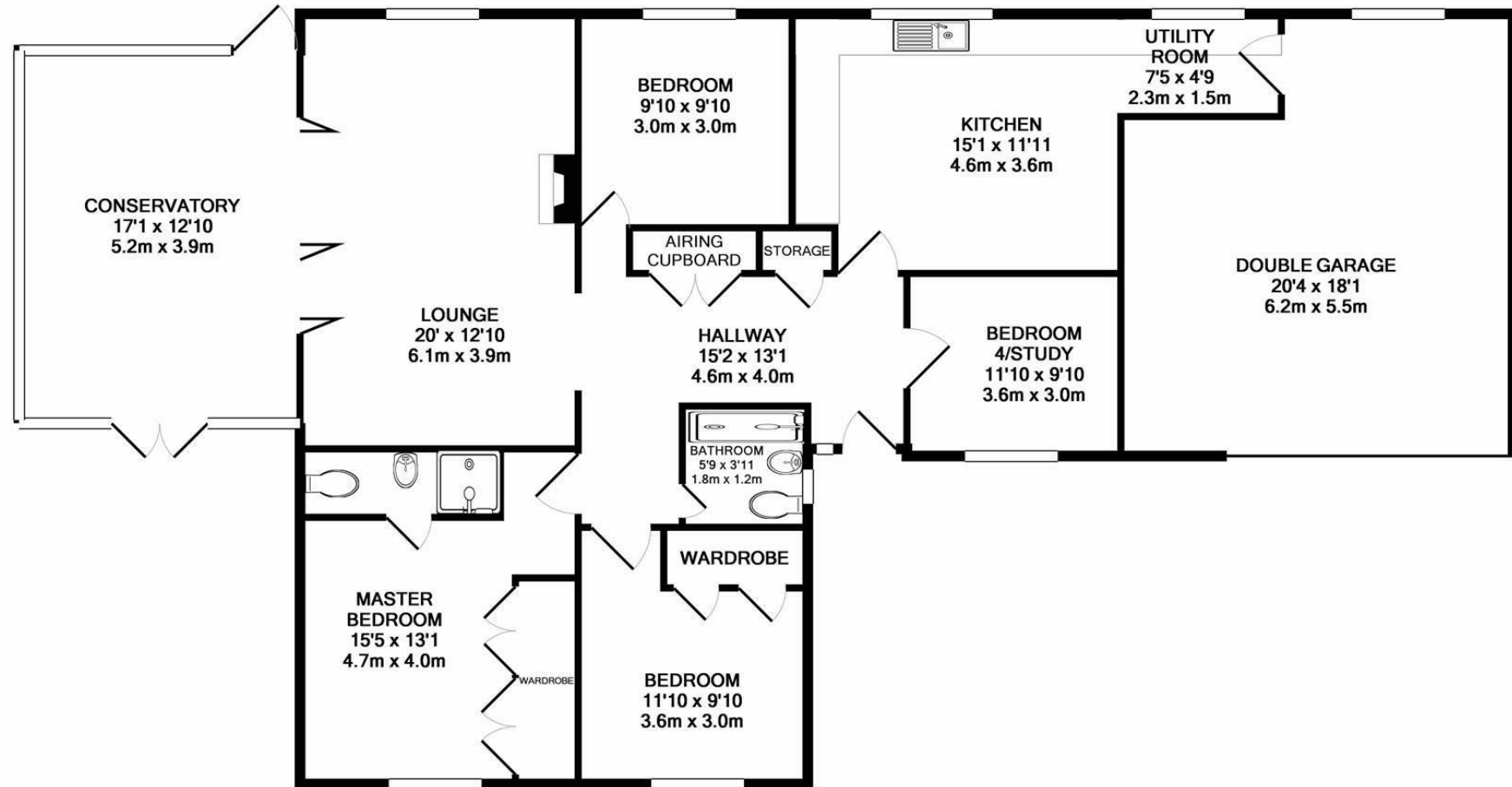
There are four double bedrooms. The principal bedroom has built-in wardrobes plus the benefit of a fully tiled en-suite shower room with vanity storage. The guest bedroom also has the benefit of built-in wardrobes.

A well-appointed shower room boasts a large walk-in shower area with soaker showerhead and vanity storage.

Externally, at the front there is a large expanse of gravel driveway providing parking for multiple vehicles in front of the double integral garage with two electric roller doors. The southerly facing rear/side garden offers a high degree of privacy, planted with mature shrubs and trees.

Energy Performance Rating D
Council Tax Band E





TOTAL APPROX. FLOOR AREA 1708 SQ.FT. (158.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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