

EDWARDS  
ESTATE AGENTS

ALBION WAY  
VERWOOD, BH31 7LR



# GUIDE PRICE £600,000

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- DETACHED HOUSE
- POPULAR LOCATION
- CLOSE TO DEWLANDS COMMON (SSSI)
- 5 BEDROOMS
- KITCHEN/BREAKFAST ROOM
- SEPARATE UTILITY
- 2 BATHROOMS
- 2 RECEPTIONS
- DOUBLE INTEGRAL GARAGE
- GENEROUS SOUTHERLY REAR GARDEN

Located in the highly sought-after location of Albion Way, this impressive, detached family home offers a perfect blend of space, comfort, and convenience. With five well-proportioned bedrooms and en-suite, this property is ideal for families seeking both privacy and functionality.



The heart of the home is the spacious kitchen/breakfast room, which is complemented by a separate utility room, making daily chores a breeze. The two reception rooms provide ample space for relaxation and entertainment, ensuring that there is room for everyone to enjoy their own activities or come together as a family.

The property boasts two bathrooms and downstairs WC in total, which is a significant advantage for busy households. The generous southerly rear garden is a delightful outdoor space, perfect for children to play or for hosting summer gatherings with friends and family.

Additionally, the double integral garage and driveway offer convenient parking solutions, making it easy to come and go as you please. Located close to Verwood town centre and the beautiful Dewlands Common, a Site of Special Scientific Interest, this home is not only well-positioned for local amenities but also for enjoying the natural beauty of the surrounding area.

This detached five-bedroom family home is a rare find in such a desirable location, making it an excellent opportunity for those looking to settle down.

#### Additional Information

Energy Performance Rating: C

Council Tax Band: F

Tenure: Freehold

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 & double garage

Utilities: Mains electricity, mains gas, mains water

Heating: Gas

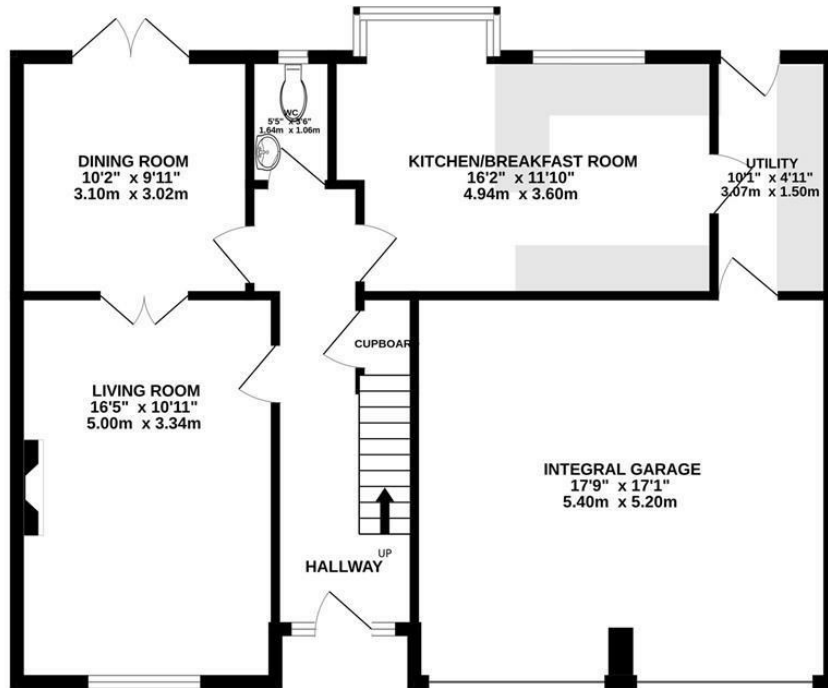
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

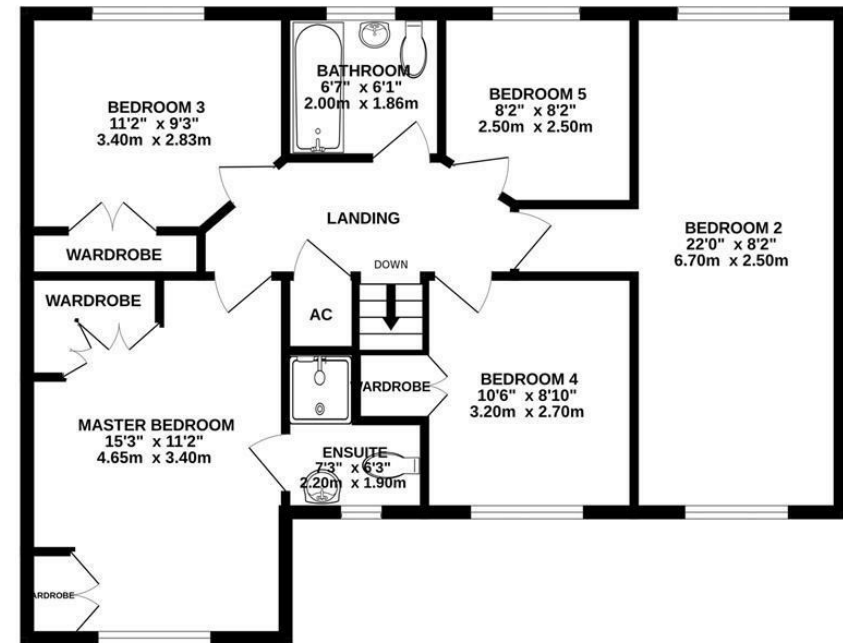
Mobile Signal: Refer to Ofcom website



**GROUND FLOOR**  
899 sq.ft. (83.5 sq.m.) approx.



**1ST FLOOR**  
782 sq.ft. (72.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1681 sq.ft. (156.2 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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