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MERRYFIELD CLOSE

VERWOOD, BH31 7AT

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £700,000

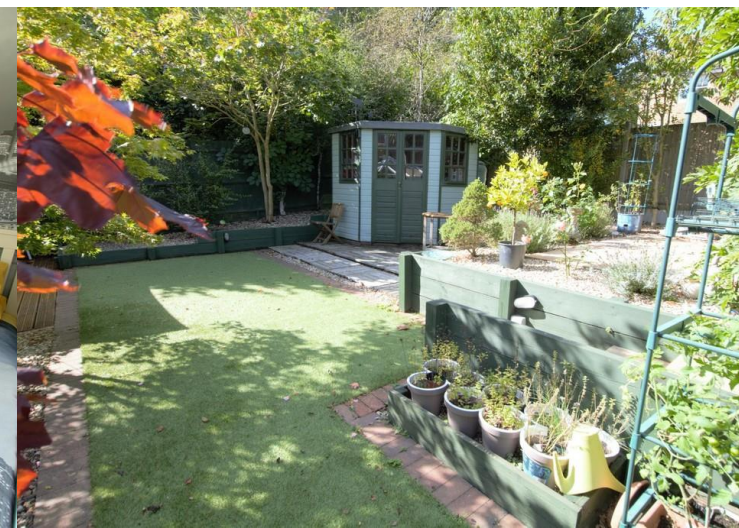
Fine and Country Homes from Edwards are delighted to offer for sale this well presented four double bedroom detached executive style home enjoying a quiet tucked away position adjacent to Woodland yet still extremely close to Verwood town centre

Energy Performance Rating C

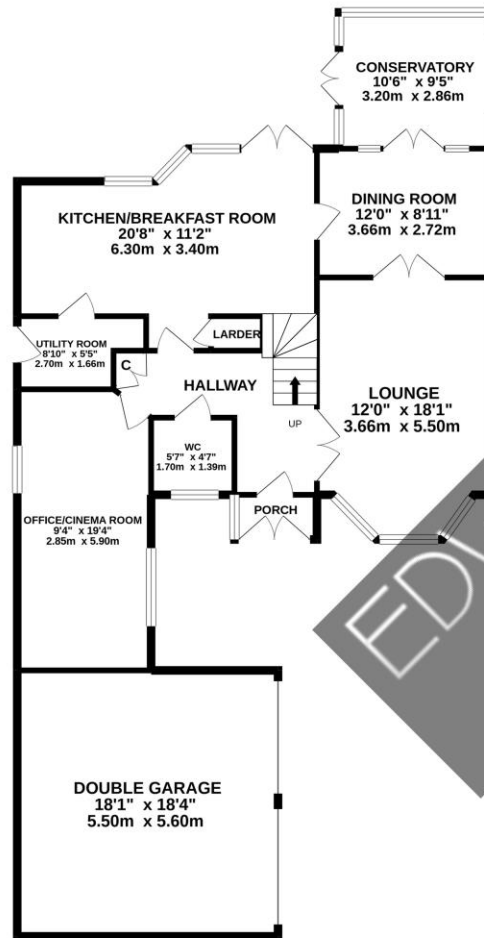
Agent Note: Annual Service Charge approximately £120.00



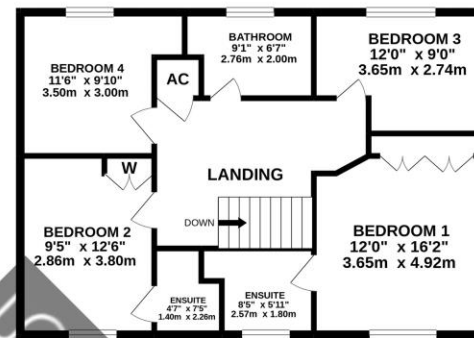
- Bright and spacious entrance hallway with glass panelled balustrade.
- Downstairs cloakroom.
- Stunning kitchen breakfast room fitted with white gloss units, Peninsular breakfast bar and Quartz countertops, LED strip lighting. Additional features include instant boiling water tap and filtered drinking tap. Integral appliances include a dishwasher, two waist high ovens, induction hob, fridge, freezer and larder units, as well as a walk-in larder cupboard. Access out to the rear patio and garden.
- Complementing the stunning kitchen is the utility room fitted with matching countertop. From the utility there is access out to the side path.
- Feature bay window to the lounge with focal point fireplace surround with electric fire.
- Separate dining room accessed from the kitchen breakfast room, lounge and conservatory.
- Quality conservatory with access out to the rear garden and patio via French doors.
- Large reception three/office (currently used as office/cinema room).
- Four double bedrooms with built-in wardrobes. Main bedroom has a semi vaulted ceiling and Sylvan view to the front. Both main and guest bedrooms have en-suites.
- Well appointed modern three piece family bathroom with vanity storage.
- Generous tarmac driveway with BBQ lodge and outbuildings to the side.
- Rear garden has an expanse of patio, artificial lawn, detached summerhouse, and outdoor lighting.
- Double garage with electrically operated up and over doors, power and light and built-in shelving at the rear.
- No forward chain.



GROUND FLOOR
1339 sq.ft. (124.4 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 2059 sq.ft. (191.3 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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