



## Beautifully Presented 3-Bedroom Bungalow Close to amenities

Tenure: Freehold

Approx 88 sq meters (947 sq ft)

3 Shard Close,  
Verwood, Dorset. BH31 6DB

**Price £475,000**

- Arched Entrance Porch
- Spacious Hall
- Lounge/Dining Room
- Superb Kitchen/Breakfast Room
- 3-Good Bedrooms
- En-Suite Shower Room & Bathroom
- Delightful Landscaped Gardens
- Driveway & Attached Garage
- Gas Central Heating & PVCu Double-Glazing
- Close to Local Amenities
- Short distance from Protected Forest Walks
- Viewing recommended!

A spacious, beautifully presented 3-bedroom bungalow, occupying a convenient location close to local amenities and a short distance from protected forest walks.

The bungalow has been modernised and improved in recent years creating a stylish, comfortable home. Outside, the property benefits from a sunny, landscaped rear garden that enjoys a good degree of privacy. Viewing is recommended to fully appreciate the property's pleasant position and generous accommodation.

Accommodation and approximate room sizes:

- **Spacious Hall:** 2 Cloaks cupboards. Hatch to insulated roof. Airing cupboard with insulated cylinder.
- **Lounge/Dining Room:** A good-sized room with ample space for lounge & dining suite. Feature fireplace & bay window.
- **Kitchen/Breakfast Room:** A custom designed, good quality modern kitchen with high-gloss units. Built-in Bosch oven & hob with extractor hood over. Integrated fridge/freezer, dishwasher & washing machine. Cupboard housing Worcester gas boiler. Space for dining & door to garden. LED light panel.
- **Bedroom 1:** Generous double-bedroom overlooking front.
- **En-Suite Shower Room:** Tiled shower with rain head & handheld shower. Vanity wash basin & WC. Heated towel rail.
- **Bedroom 2:** Double-bedroom with fitted wardrobes.
- **Bedroom 3:** Patio doors to rear garden.
- **Bathroom:** Panelled bath with mixer tap & shower attachment, screen fitted. Vanity wash basin & WC. Heated towel rail.
- **Rear Garden:** A delightful landscaped garden, well maintained with large patio area, shaped lawn & shrub borders. Outside tap. In all, the garden enjoys a sunny aspect & a good degree of privacy.
- **Landscaped front garden** with lawn having well stocked shrub borders.
- **Wide Driveway** providing ample 'off road' parking.
- **Attached Garage:** Up & over door & door to garden. Power & light.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing & Cavity Wall Insulation**
- **Smooth, Plastered Ceilings** throughout.
- **Council Tax Band 'E'** Energy Rating 'tbc'



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05259



Lounge/Dining Room



Superb Kitchen



Bedroom 1



Superb Kitchen



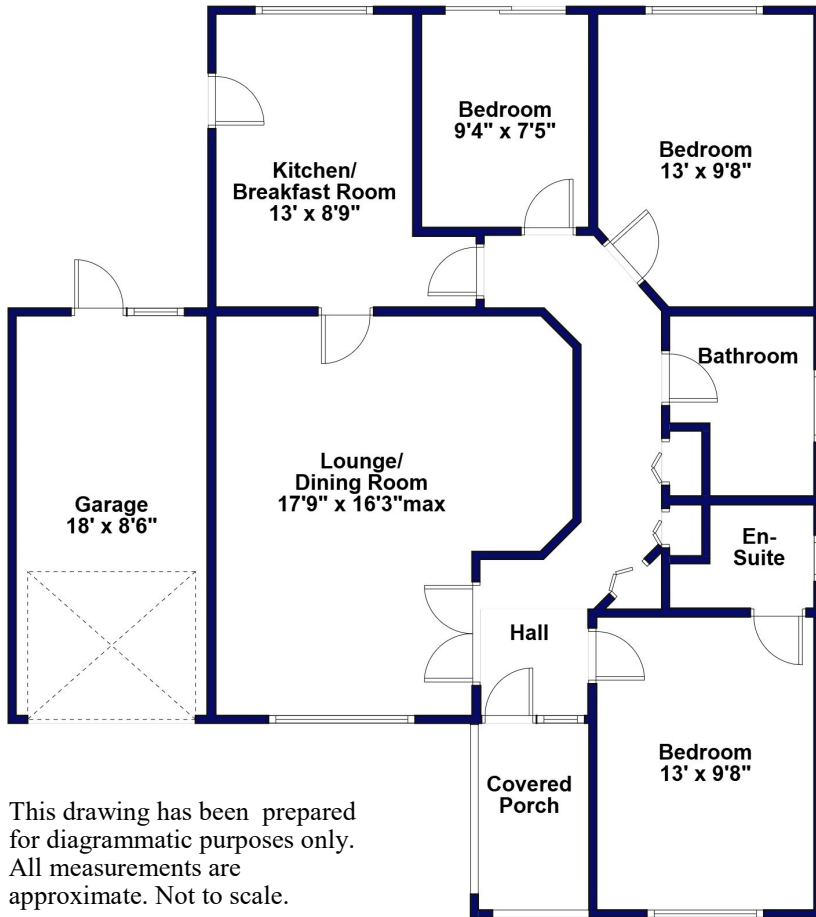
En-Suite



Lounge/Dining Area



Bathroom



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.



Rear Garden



Front Garden



Rear Elevation



Entrance Porch