



Hayward Crescent

Verwood, BH31 6JT

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The Property

This well-presented detached four/five-bedroom family home is situated in a sought-after area of Verwood, close to local amenities and schools, making it an ideal location for families.

Upon entering the home, you're welcomed into an entrance hall that leads to a spacious living room, which is the perfect space for entertaining guests. The living room includes a wood-burning stove and is a real focal point of the room. Double doors from the lounge open into the conservatory, which has a recently replaced roof and serves as a bright, airy space overlooking the rear garden. The modern kitchen/breakfast room is well-appointed with integrated appliances, ample storage, and a breakfast bar, with double doors leading directly to the garden. The ground floor also includes a good-sized office / bedroom and a newly refurbished shower room, which is complemented by a utility area.



The first floor comprises four bright and spacious bedrooms, all fitted with new carpets. The master bedroom benefits from a toilet and sink, while the remaining bedrooms are served by a impressive family bathroom with modern tiling throughout.

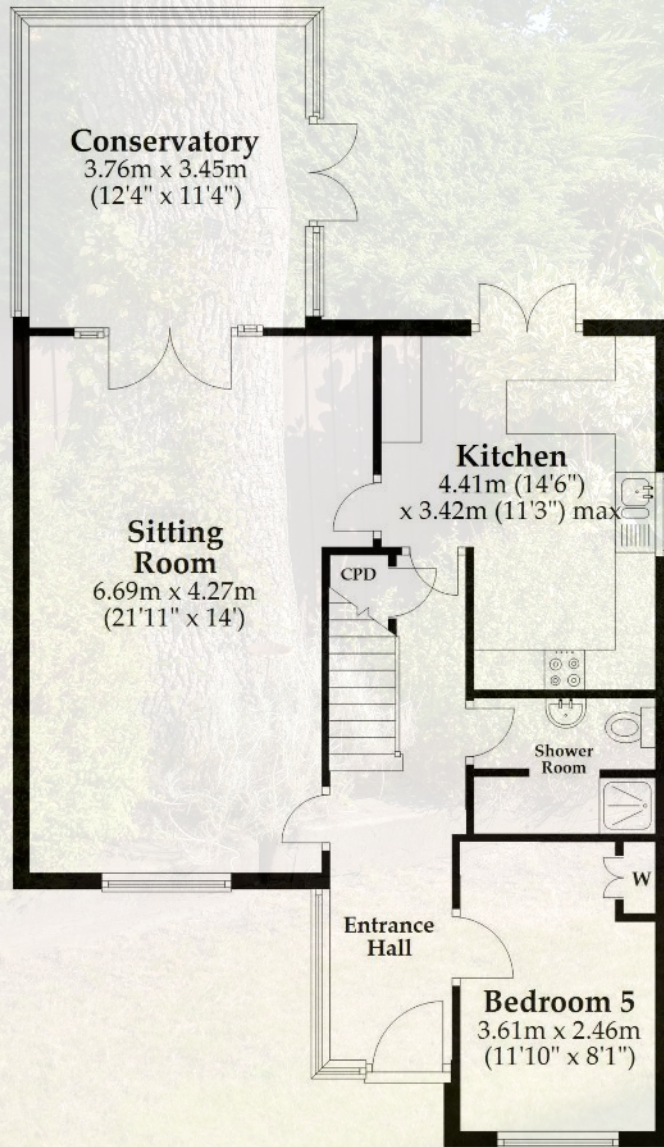
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FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 77.2 sq. metres (831.4 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.4 sq. feet)



Total area: approx. 129.5 sq. metres (1393.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





Situation

The property is situated within easy reach of the centre of Verwood which offers a range of local shops, supermarket, doctors and dentist surgery. Ringwood Forest is a short distance away offering beautiful scenic walks, incorporating the stunning Moors Valley Country Park and golf course. The larger market town of Ringwood is approximately 4 miles away with a comprehensive range of shopping and leisure facilities. The A338 is easily accessible, providing a convenient link to the coastal towns of Bournemouth and Christchurch (approximately 10 miles south via the A338), Southampton (approximately 20 miles east via the A31/M27), and Salisbury (approximately 20 miles north).

Directions

At the main Ringwood roundabout, take the 1st exit onto Mansfield Rd/B3347. At the roundabout, take the 1st exit onto the A31 slip road to Wimborne/Bournemouth/Christchurch/A338. Take the exit towards Verwood/B3081/Matchams. Continue onto Verwood Rd/B3081. Turn left onto Black Hill and at the roundabout, continue straight onto Burnbake Rd. At the roundabout, take the 3rd exit onto Manor Rd/B3072. Finally, take Margards Lane to Hayward Crescent and the property can be found on your right hand side.





Grounds & Gardens

The front of the property features a large, tarmacked driveway providing ample parking for multiple vehicles. The rear garden is fully enclosed, offering privacy and a safe space for children to play. It includes a circular patio area ideal for outdoor dining, a lawn, stepping stones, a gravel feature with bushes and trees, and a sizeable storage shed. Access to the front of the property is available via a timber gate, and there is a large wood store located in the garden.

Services

Energy Performance Rating: C

Council Tax Band: E

All Mains Connected

Available download speeds of up to 1,000 Mbps (Ultra Fast)

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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