



**HEARNES**  
WHERE SERVICE COUNTS

# Southampton Road, Ringwood, Hampshire, BH24 1JF

## FREEHOLD

A stylish three bedroom semi-detached house situated within a small select development and constructed in 2012 to a high specification. The property is located just under half a mile from the town centre which offers an extensive range of shops cafes and restaurants. The area is also well placed for schools, leisure facilities and excellent commuter links.

The accommodation is beautifully presented throughout and comprises of an entrance hall which has a storage cupboard, WC to the side and Karndeian oak effect flooring which continues through to the spacious kitchen/sitting room. The high end kitchen offers a range of gloss base and wall mounted units, a peninsular style breakfast bar, granite worksurfaces and back stands, Frank one and half basin sink unit, Neff stainless steel hob with chimney style extractor over, Neff electric oven and grill, integrated fridge, freezer and dishwasher and an Indesit washer/dryer. The sitting area is a good size and has double French doors opening into the contemporary grey power coated aluminium frame conservatory which has tiled flooring with underfloor heating, fitted sun blinds, tinted glazing and French doors opening onto the westerly aspect rear garden. There is a ground floor bedroom which is currently used as a study.

The first floor landing provides access to the walk in airing cupboard housing a combination boiler, the partially boarded loft space with pull down ladder and the two double bedrooms. The master bedroom overlooks the rear garden and benefits from fitted wardrobes with bi-folding doors and a modern en-suite with Porcelanosa sanitary ware and full tiling, wall mounted wash hand basin and WC with concealed cistern and enclosed shower cubicle fixed square head shower and hand held attachment. The remaining bedrooms are serviced by the high end bathroom again with Porcelanosa sanitary ware and tiling, wall hung wash hand basin, low level WC, panelled bath with shower attachment over.

This lovely property has a small formal front garden laid to shrubs with a block paviour area to the side for parking, external water tap and power point and outside timber store. The south westerly facing rear garden is accessed via a side gate and has been thoughtfully landscaped with paved pathways surrounding borders filled with an array of shrubs and specimen grasses and ornamental trees.

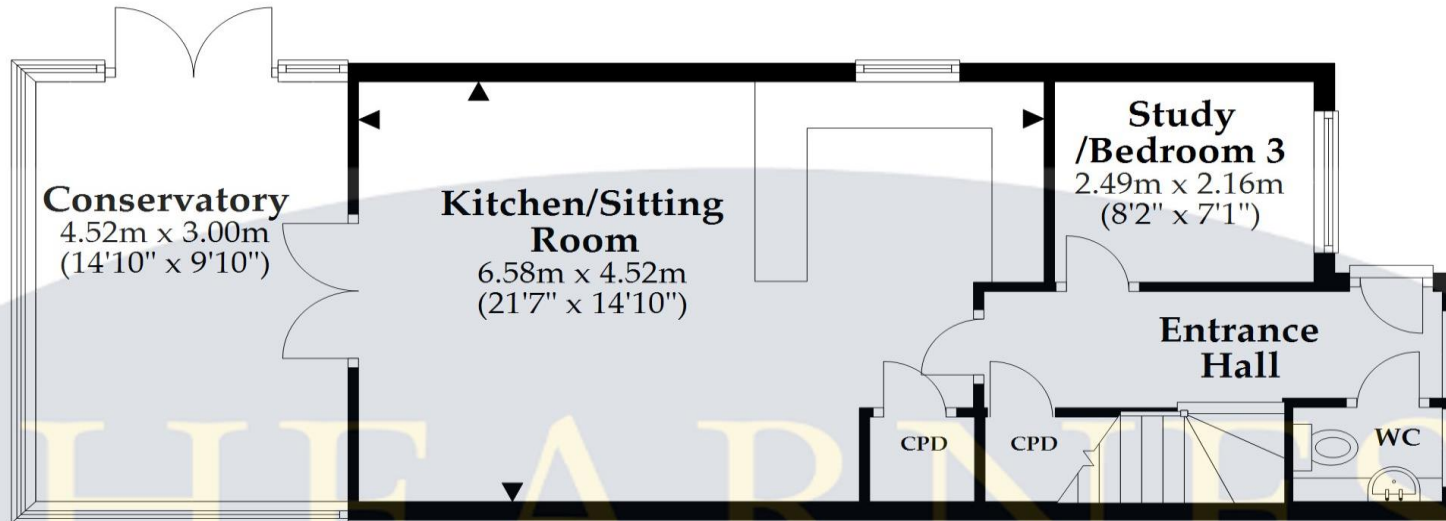
Viewing is highly recommended to appreciate the immaculate presentation and the closeness to town

**COUNCIL TAX BAND: C**  
**ENERGY PERFORMANCE RATING: B**

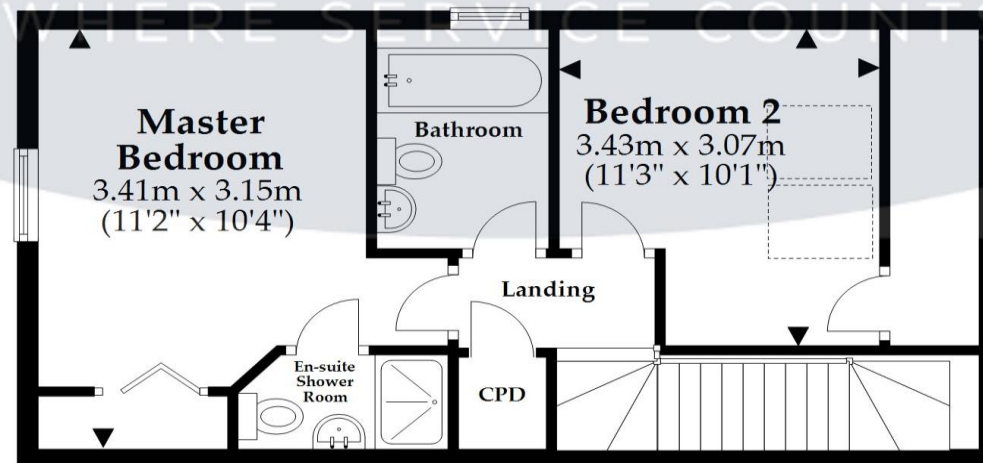


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

## Ground Floor



## First Floor



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnest Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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