





# Ringwood, Hampshire, BH24 1JF

## FREEHOLD

**Bright and spacious, close to the town and local schools and fully modernised and extended are some of the features of this lovely home, making it ideal for families.**

Upon first entering the property the spacious entrance hall with practical and stylish Amtico flooring extends through to the kitchen. The generous living room enjoys views across the garden and access via double opening French style doors. The kitchen really is the 'hub' of this home with a comprehensive range of both floor and wall mounted units, central island feature with room to sit, ideal for informal gatherings. Doors lead to the garden and patio area and adjacent lies a utility room with room for appliances and also access to a ground floor cloakroom.

The first floor has an impressive arrangement of four bedrooms, three being doubles and special thought has been given to maximise light, including some well-placed light tunnels on the hall and landing which allow the whole area to be flooded with natural light. The en-suite and family bathroom are well designed and offer quality fittings throughout.

The property has gardens to the rear, but predominantly to the side. Lawn and established trees add interest and seclusion and all are safely enclosed by fencing. A large hardstanding area would be the ideal spot for a garage/car port or summerhouse (subject to any planning requirements) and access can be gained from the front of the property. The front garden offers off street parking and access to the front door.

Internal inspection of this lovely home is highly recommended.

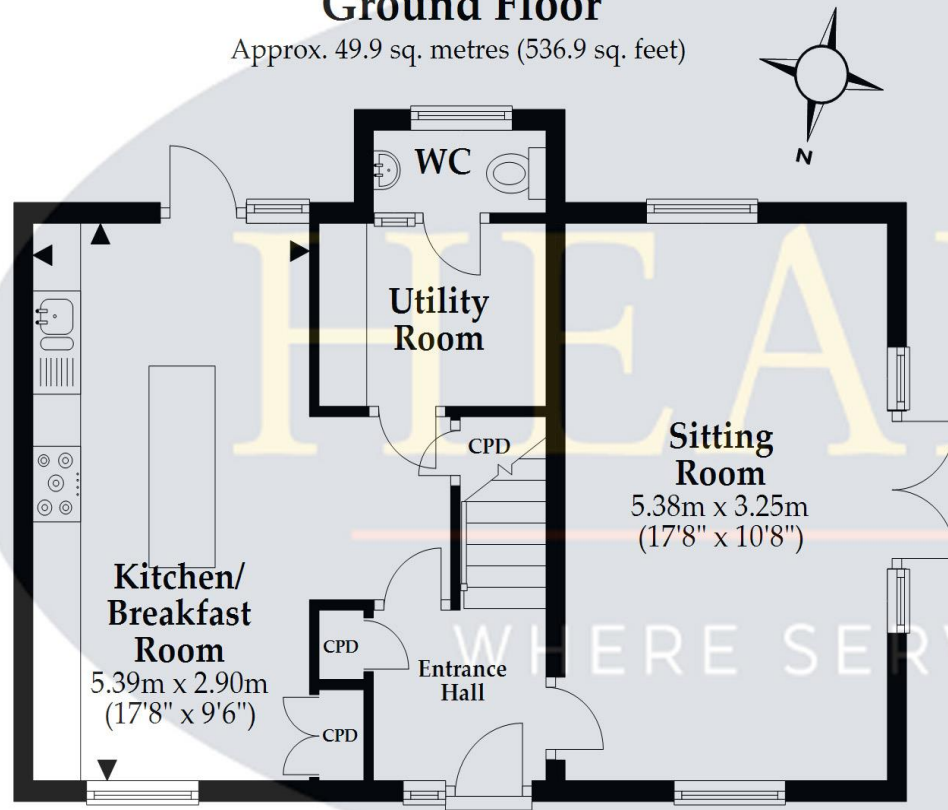
**COUNCIL TAX BAND: D**  
**ENERGY PERFORMANCE RATING: TBC**

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



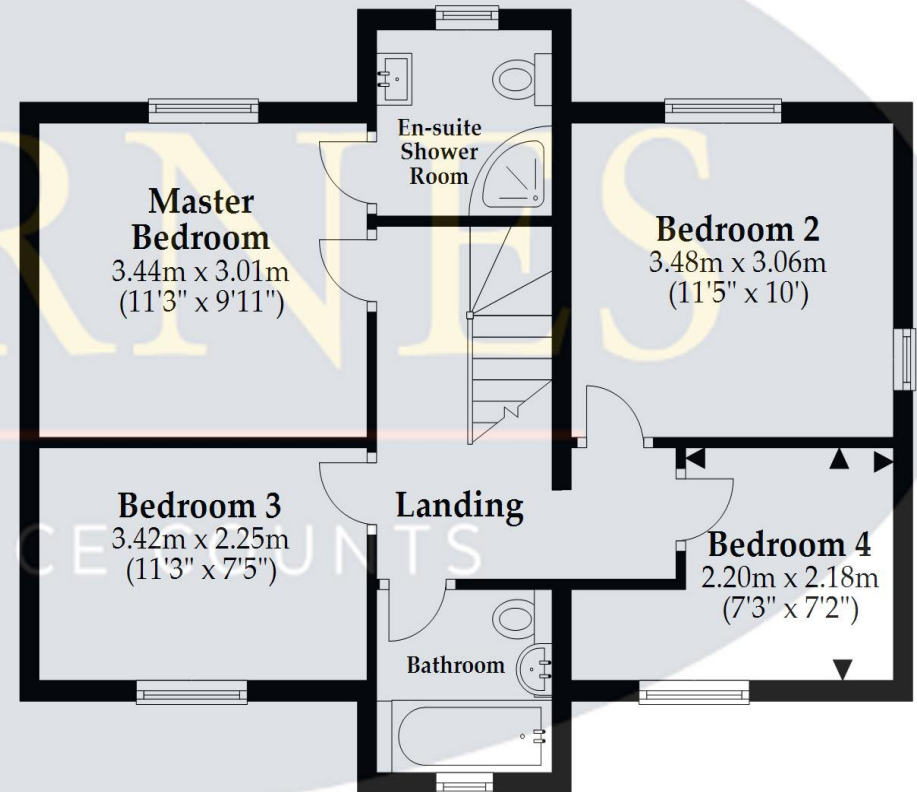
## Ground Floor

Approx. 49.9 sq. metres (536.9 sq. feet)



## First Floor

Approx. 51.4 sq. metres (553.5 sq. feet)



Total area: approx. 101.3 sq. metres (1090.4 sq. feet)

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



52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

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