



**HEARNES**  
WHERE SERVICE COUNTS

# Linbrook Drive, Ringwood, Hampshire, BH24 3LJ

## FREEHOLD

A lovely private landscaped rear garden, parking and an integral garage, are just a few features of this lovely spacious detached family home offering excellent potential to improve. Located in a very sought after development close to local schools and the forest, this property is perfect for a young family.

The gardens are a particular feature of the property and have been landscaped to enjoy year round colour that can be enjoyed from the Victoria style double glazed conservatory or the versatile and spacious summerhouse.

Across the full width of the property is a large sitting/dining room with ornate fire surround. From here patio doors access the conservatory. The remainder of the ground floor comprises a fitted kitchen and downstairs w.c.

The first floor lies host to three really well-proportioned double bedrooms, the master having built-in wardrobes and its own private en-suite shower room. The remaining bedrooms share the family bathroom.

This charming home also benefits from gas central heating and double glazing.

To the front is a five bar gate that accesses the driveway and leads onto the integral single garage with up and over door, power and light.

**COUNCIL TAX BAND: D**

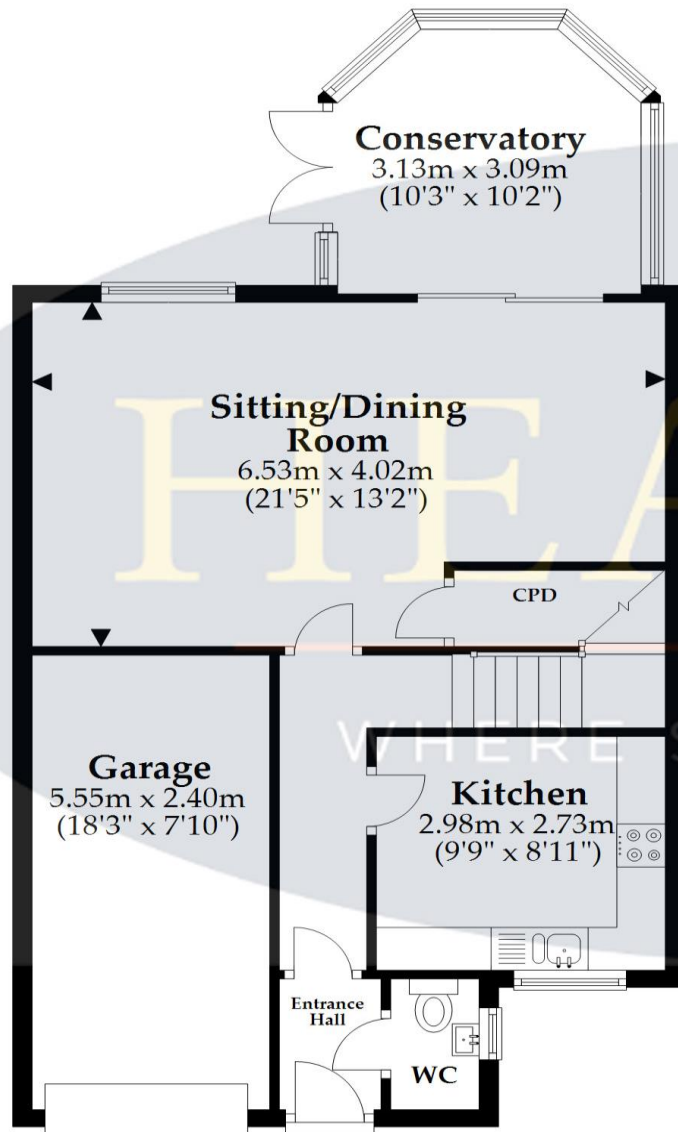
**ENERGY PERFORMANCE RATING: D**

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.



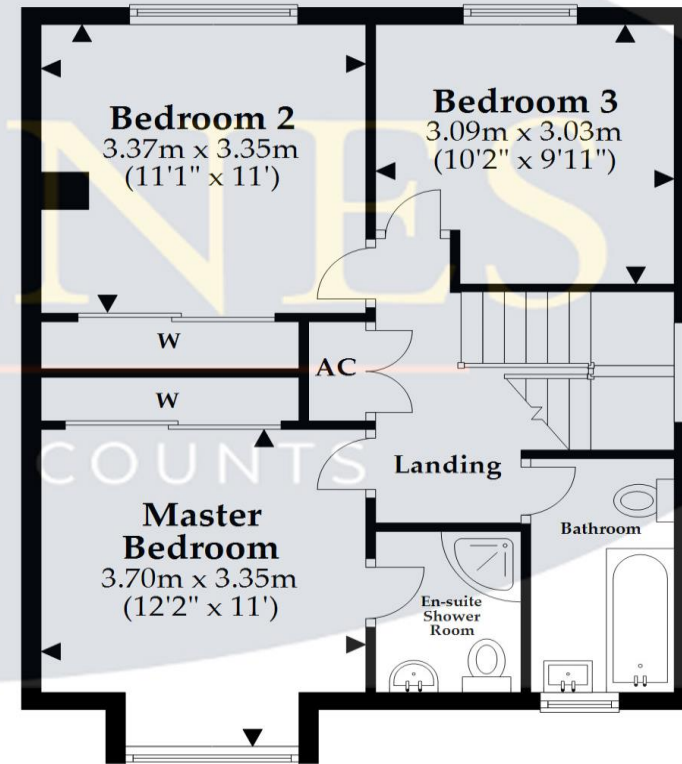
## Ground Floor

Approx. 68.1 sq. metres (733.5 sq. feet)



## First Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



Total area: approx. 120.2 sq. metres (1294.1 sq. feet)

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



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