



HEARNES

WHERE SERVICE COUNTS

St Leonards, Ringwood, Hampshire, BH24 2FA

FREEHOLD

A spacious three bedroom semi-detached home newly built approximately three years ago and situated within the highly regarded Victory Oak and benefitting from the remainder of the NHBC Building Guarantee. The development is nestled on the edge of tranquil woodlands and nature reserve. St Leonards is located between Ringwood and Ferndown both of which offer an excellent range of educational, leisure and retail facilities together with a selection of restaurants and cafes. The area offers easy access to commuter routes with the A31 to Southampton, Winchester and London. There are mainline train stations and international airports at Bournemouth and Southampton. The beautiful New Forest and the sandy beaches at Bournemouth are also within easy reach.

The accommodation of approximately 872 sq. feet comprises of an entrance hall with a cloakroom/wc to the side, under stairs storage and a door way opening into the sitting room which overlooks the front. The contemporary kitchen/ding room is light and bright with double French doors opening onto the patio and rear gardens. The kitchen area offers a range floor and wall mounted units with soft close doors and drawers, complementing worktops, one and half bowl stainless steel sink unit, integrated stainless steel under counter Zanussi oven, four ring gas hob with extractor over, space and plumbing for a washing machine and dishwasher, space for a fridge freezer.

The first floor landing has a storage cupboard and provides access to the three bedrooms with the master benefitting from a built in cupboard and n en-suite with an enclosed walk in shower cubicle with tiled splashbacks, pedestal wash hand basin, low level wc and ladder style towel rail. The remaining bedrooms are serviced by the modern bathroom which is partially tiled and has a white suite comprising of a panelled bath with shower attachment over, pedestal wash hand basin and low level WC.

The front aspect door has an external canopy over. The rear garden is well enclosed and mainly laid to lawn with a paved patio area and pathway leading to the access gate. The property also benefits from allocated and guest parking.

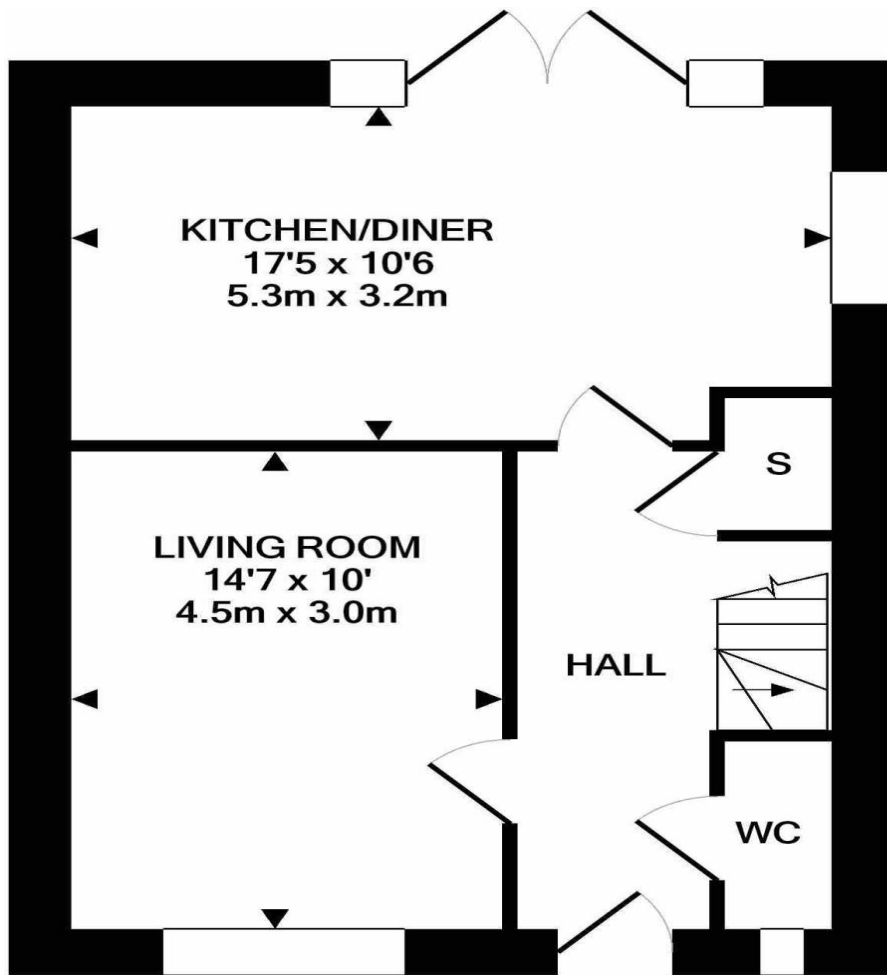
Viewing is highly recommended to appreciate the location of this delightful property.

COUNCIL TAX BAND: D

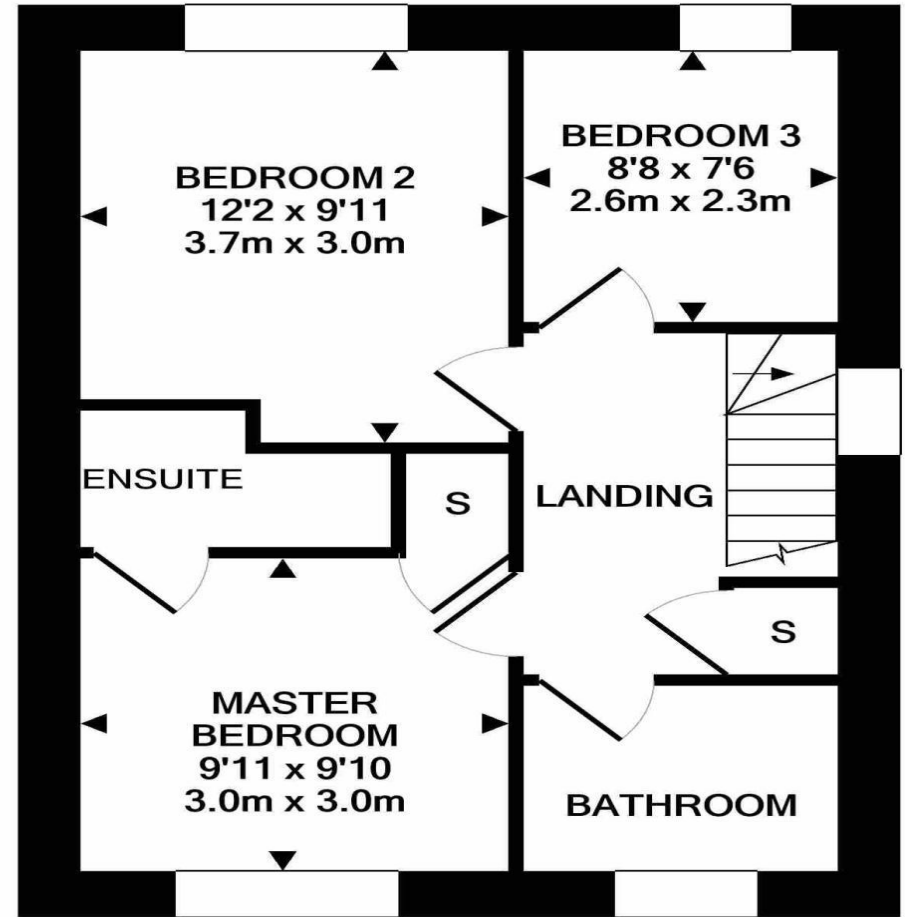
ENERGY PERFORMANCE RATING: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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. FLOOR
AREA 438 SQ.FT.
(40.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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