



**HEARNES**  
WHERE SERVICE COUNTS



# St Leonards, Ringwood, Hampshire, BH24 2QY

## FREEHOLD

A quiet and sought-after cul-de-sac location, plenty of parking and a double garage, are just a few features of this impeccably presented detached bungalow. The owners of this lovely home have thoughtfully improved and extended it, creating a beautiful home that now offers both spacious and flexible accommodation.

There is a large, dual-aspect sitting/dining room with folding doors that open out into a stunning garden room/conservatory. Most of the improvements were carried out in 2015 including the very useful extension, that could be used as a third bedroom or additional reception room.

The kitchen is partially open plan to the sitting/dining room and is fitted in a range of cream, gloss fronted units with contrasting oak worktops and splashbacks. It has a built-in oven hob and filter/extractor hood, in addition to an integrated dishwasher and fridge/freezer.

All three bedrooms are sensible doubles and serviced by the bathroom which has been re-fitted in a sleek white contemporary style 4-piece suite with separate shower cubicle.

This delightful property further benefits from gas central heating (new boiler 2015) and double glazing (also replaced in 2015).

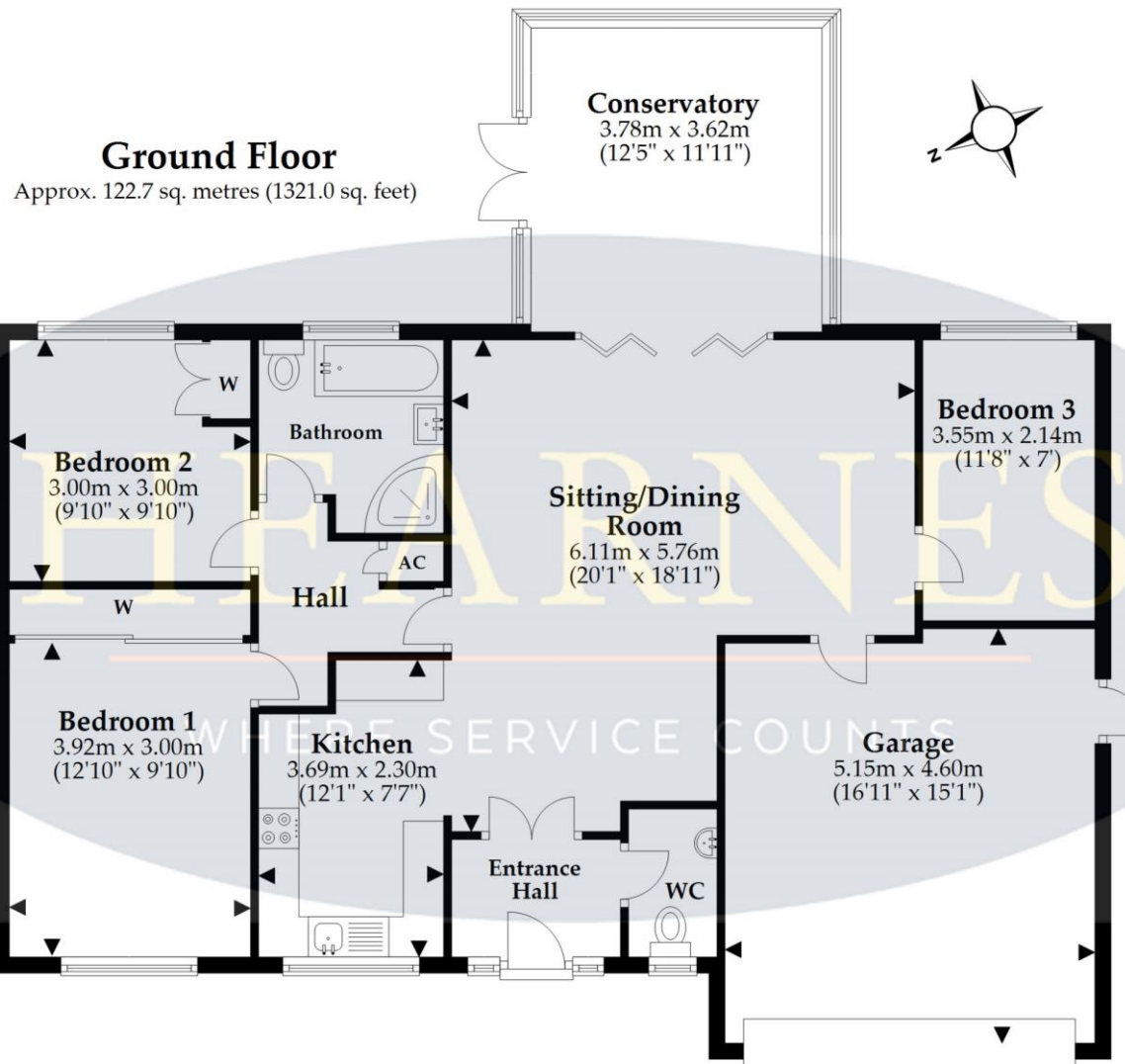
The rear garden offers high levels of privacy and seclusion and is enclosed by panel fencing with mature trees, hedging and shrubs. There are various private seating areas, a super timber pergola and further area to the side designated to cultivating vegetables etc. It also benefits from a greenhouse and garden shed. To the front is extensive parking with a driveway that leads to an attached double garage with up and over door, power and light. The remainder of the front is laid to lawn for ease of maintenance.

**COUNCIL TAX BAND: E**

**ENERGY PERFORMANCE RATING: D**

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





Total area: approx. 122.7 sq. metres (1321.0 sq. feet)

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



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