



# St Leonards, Ringwood, Hampshire, BH24 2RB

## FREEHOLD

A beautiful, landscaped and private rear garden (with a sunny south-westerly aspect), plenty of parking and peaceful, cul-de-sac location, are just a few features of this wonderful, bright and spacious detached bungalow that offers flexible and well-presented accommodation.

Located within a sought-after cul-de-sac, close to woodland/heathland walks at both Moors Valley & Avon Heath Country Parks, this property is ideal for anyone who enjoys walking/running/cycling or has dogs.

There are three well-proportioned bedrooms serviced by a stylish, refitted shower room.

The sitting room enjoys views over the lovely, established rear gardens, with patio doors that open out onto the paved terrace.

The kitchen/dining room has a dual-aspect and has been carefully fitted in a range of modern units with cool black granite worktops with high quality built-in stainless steel 5-burner hob, oven and filter/extractor hood.

This delightful property further benefits from gas central heating (high quality Vaillant combination boiler), solar roof panels, double glazing and an alarm/security system.

The rear garden extends to around 45 foot in length and offers unexpected levels of privacy and seclusion. Adjoining the property is a large, full-width paved terrace, ideal for outdoor entertaining and alfresco dining. This leads to a well-tended area of lawn with stocked flower and shrub beds, all enclosed by fencing.

To the front is a driveway which leads to the integral single garage with up and over door, power and light. The remainder of the front has been designed to be easy to maintain.

**Local Authority: Dorset (east Dorset)**

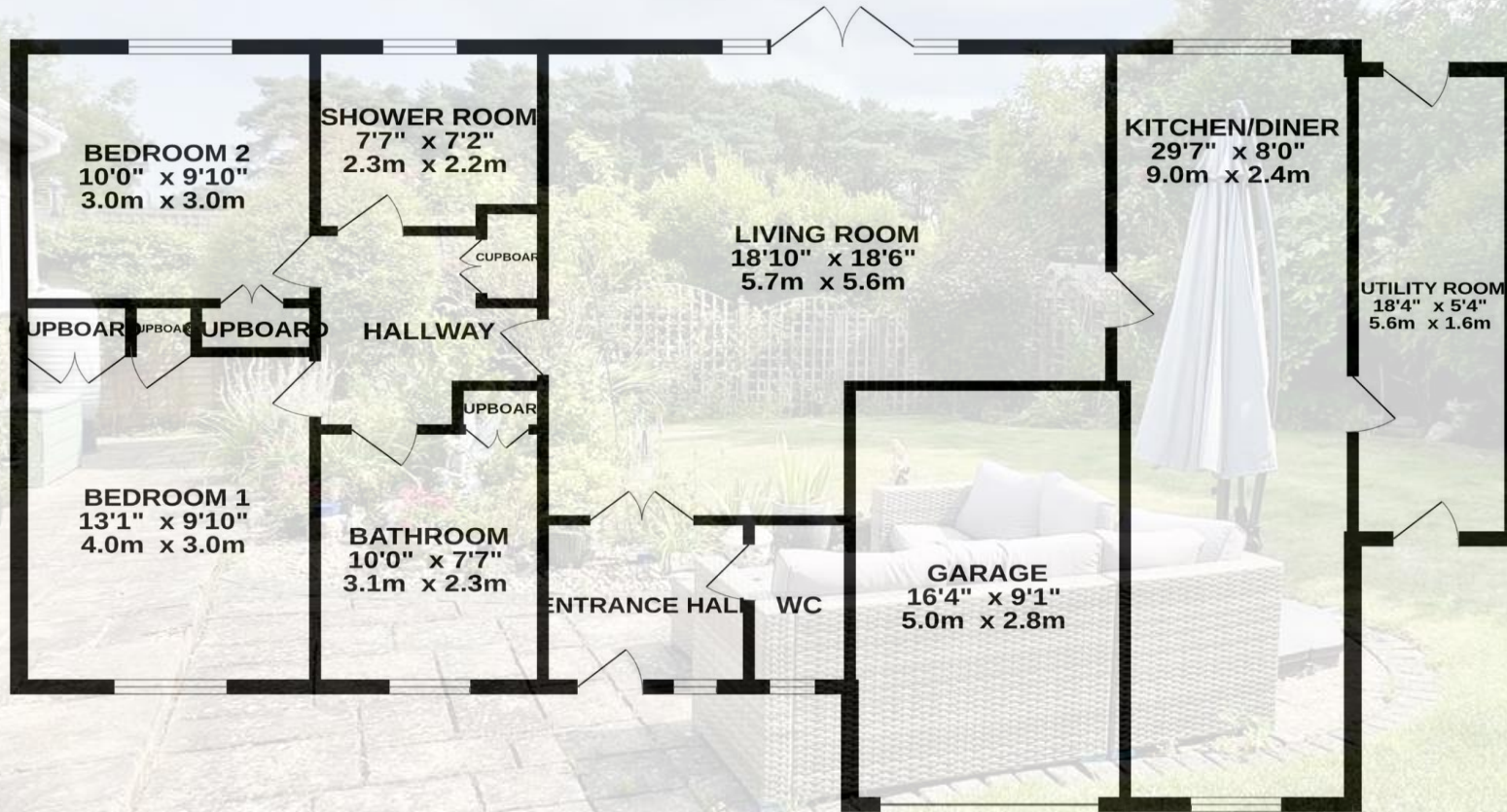
**Council Tax Band: E**

**Energy Performance Certificate (EPC): 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**  
1277 sq.ft. (118.7 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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