



HEARNES
WHERE SERVICE COUNTS

St Ives, Ringwood, Hampshire, BH24 2PF

FREEHOLD

A delightful, private landscaped courtyard style rear garden, plenty of parking and a garage, are just a few features of this wonderful, recently redecorated detached bungalow that is conveniently located for easy access to Avon Heath Country Park, making it ideal for anyone who enjoys walking, running or has dogs.

This exceptional property has been cleverly extended, with a feature vaulted sitting room that opens directly out into the garden via a set of casement doors. This impressive room is bathed in light by two sets of Velux windows which are automatic with rain sensors.

Adjoining this impressive space is the formal dining room which has matching driftwood style flooring and a feature fireplace.

All three bedrooms are generous in size with the master having its own private en-suite shower room. The remaining bedrooms are serviced by a stylish family bathroom.

The kitchen is comprehensively fitted in a range of modern, high gloss units with contrasting worktops and travertine marble, metro tiled splash backs. High quality built-in appliances include a dishwasher, fridge/freezer, oven hob and filter/extractor hood.

This fine home further benefits from gas central heating (new boiler installed in 2023 with a 5 year guarantee) and double glazing.

The rear garden is accessed by casement doors from the vaulted sitting room and pedestrian door from the garage, they are enclosed by fencing. They offer high levels of privacy and seclusion and are designed to be easy to maintain and ideal for outdoor entertaining. There is a large, paved seating area, additional decked area with timber pergola and vegetable patch. Access to the garage is via a pedestrian door.

To the front is a block paved driveway providing plenty of useful off road parking. There is also an attached garage with up an over door (power and light) and an EV charge point.

LOCAL AUTHORITY: Dorset (east Dorset)

COUNCIL TAX BAND: E

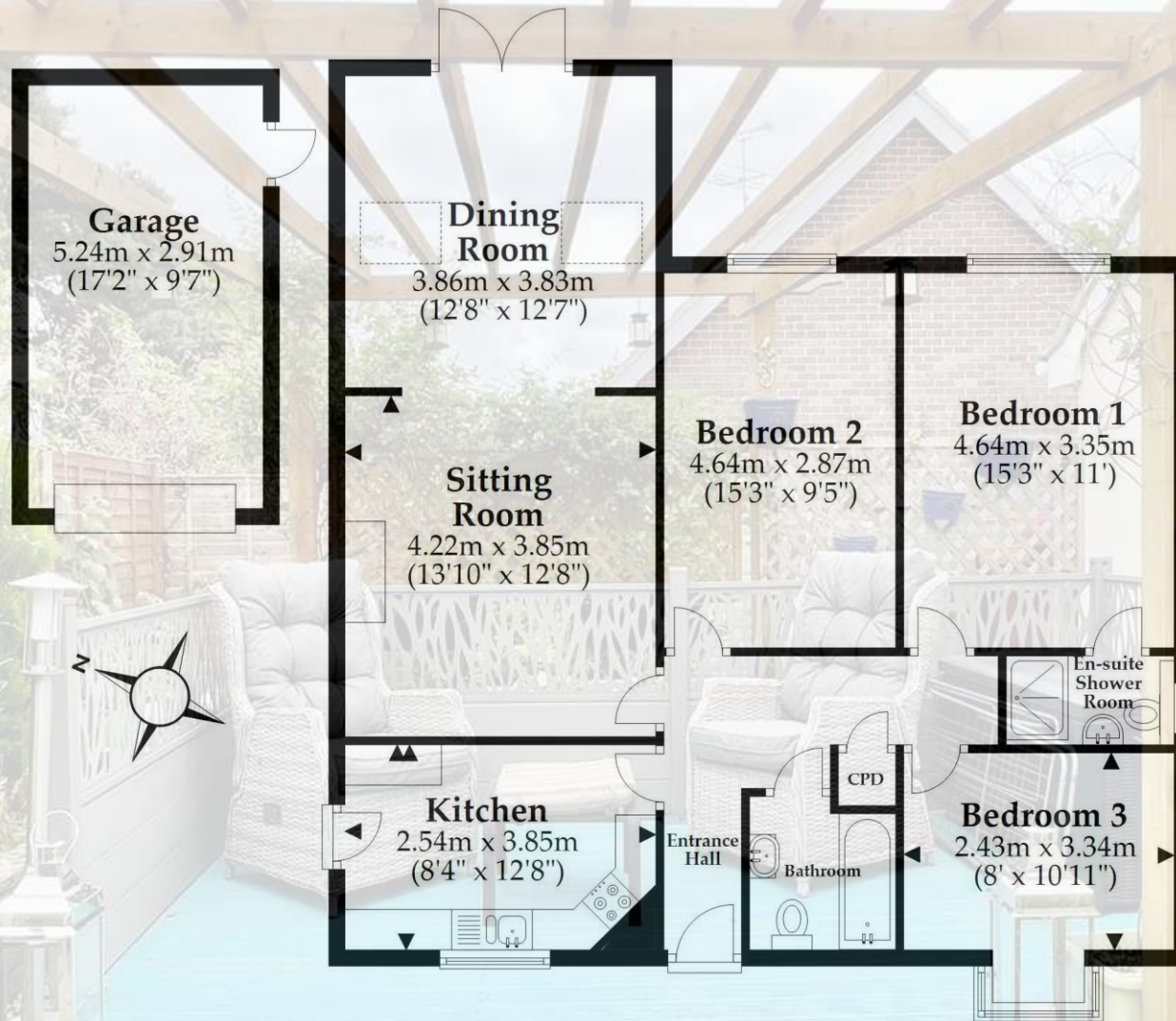
ENERGY PERFORMANCE CERTIFICATE RATING: C

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.



Ground Floor

Approx. 110.8 sq. metres (1192.8 sq. feet)



Total area: approx. 110.8 sq. metres (1192.8 sq. feet)

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



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