



HEARNES
WHERE SERVICE COUNTS

Fordingbridge, Hampshire, SP61FL

FREEHOLD

A delightful, landscaped garden, plenty of useful off-road parking and a sought-after position, are just a few features of this exceptional, semi-detached family home, that has been improved and enjoyed by the current owners since it was built in 2019.

Having the residue of a 10 year NHBC guarantee, this spacious and stylish home is perfect for anyone who wants a 'turn key' home.

The first floor lies host to three well-proportioned bedrooms (bedroom three currently used as a study) serviced by a sleek modern family bathroom.

The ground floor is well laid out, with a downstairs cloakroom/WC and stunning, semi open-plan kitchen/dining room and living room.

The kitchen area is comprehensively fitted in a range of contemporary style wall and floor mounted units with built in oven hob and filter/extractor hood.

The living area occupies the full width of the property and enjoys views to the rear and opens out onto the landscaped gardens.

This fabulous home further benefits from gas central heating, double glazing, useful storage and a mixture of luxury vinyl and carpeted floors.

The rear garden is a particular feature, being larger than many on this development. It has been designed with outdoor entertainment in mind, with an artificial lawn, area of timber decking and paved terrace. A pedestrian gate gives side access to the driveway that provides parking for up to two cars.

Local Authority: New Forest

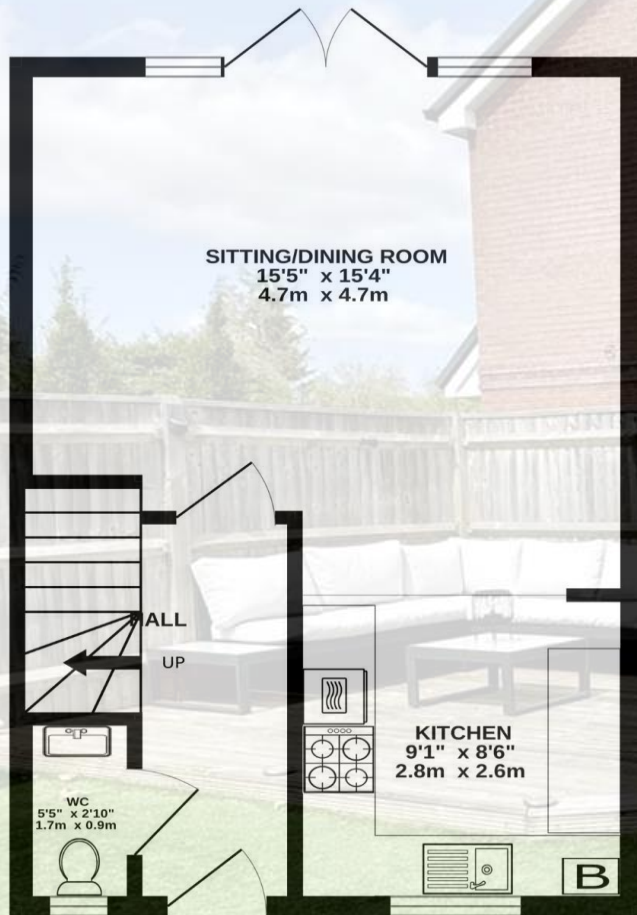
Council Tax Band: C

Energy Performance Certificate (EPC): B

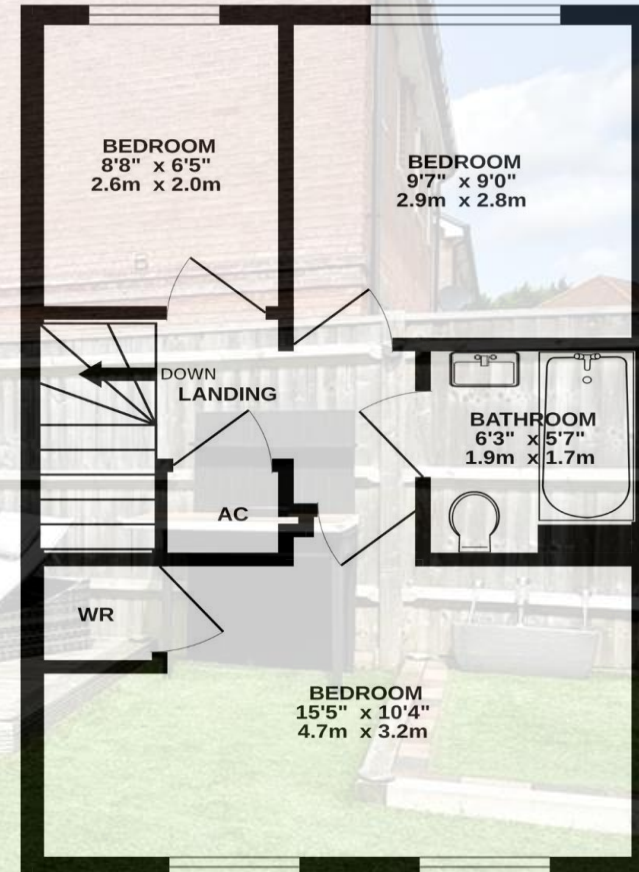
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.3 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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