



HEARNES

WHERE SERVICE COUNTS

# **Ringwood, Hampshire, BH24 2LE**

## **FREEHOLD**

**A three bedroom high specification bungalow situated in a popular residential location within walking distance to the local highly regarded primary school and post office/shop. The property has been beautifully extended and comprehensively refurbished by the current owners to include replacement windows, heating and electrics. Positioned within a short drive of the open woodlands of Ashley Heath, the New Forest and Moors Valley Country Park with fabulous walks and a golf course, also providing good commuter links to Bournemouth, Southampton and the market town of Ringwood. The property benefits from double glazed windows, gas heating and wood effect flooring.**

The bright and airy accommodation begins at the front door with a spacious hallway providing access to all rooms. The living room is partly open plan to the kitchen and also a dining area. There are well defined areas for all activities and is a very sociable space ideal for entertaining and modern day living. The living room enjoys double doors opening onto a terrace as does the dining room opening onto the patio area. The kitchen is beautifully fitted with a modern and practical range of floor and wall mounted units with complimenting worktops and splashbacks and integrated four burner gas hob, multi-function double oven, dishwasher and fridge freezer.

The generous master suite has sole use of a luxury en-suite which is fitted with a large double shower and tiled wall and floor areas. The remaining two double bedrooms are serviced by the equally luxurious family bathroom, this time fitted with a 'P' shaped bath with shower and screen over, vanity unit with inset wash hand basin, concealed cistern WC, tiled wall and floor areas complete the modern and luxury feel.

Outside, sitting on a corner plot the gardens wrap around the property, from the side there is a generous driveway with parking for many cars and boat/trail/caravan. A single garage is conveniently located with electric roller door, power and lighting. The front gardens give access to Sandy Lane via a personal gate with a pathway leading to the front door. The other side and rear gardens consist of an area of lawn, paved terrace and patio area extending to the kitchen and dining room doors, ideally placed for enjoying the garden in the warmer months. The gardens are well enclosed by mature hedging and fencing and offer a good degree of privacy.

**COUNCIL TAX BAND: C**

**ENERGY PERFORMANCE RATING: C**

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 and do not form part of the contract.





Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

## Ground Floor

Approx. 90.9 sq. metres (978.9 sq. feet)



Total area: approx. 90.9 sq. metres (978.9 sq. feet)

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











[www.hearnes.com](http://www.hearnes.com)

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