



HEARNES

WHERE SERVICE COUNTS



# Ringwood, Hampshire, BH24 1SU

## FREEHOLD

A deceptively spacious four bedroom detached chalet bungalow situated on the outskirts of Ringwood Town Centre within walking distance and close proximity of the Ringwood Academy School. The property is well maintained and presented, yet still has a lot of potential for someone to create their own dream home.

The front door provides access into the main entrance hall with a staircase to the first floor landing and all ground floor accommodation. Wood effect flooring extends beautifully through and to the right of the stairs is a generous double bedroom overlooking the front of the property. The lounge is a bright and spacious room on the rear of the property with double glazed sliding patio doors leading out to the rear garden. A further living room with feature fireplace and bay window would provide an ideal dining room and is located to the far end of the hallway, adjacent to the kitchen - this whole area would be an ideal area to open up into an open plan kitchen/living/dining area, if desired and subject to relevant consents. The kitchen has a range of wall mounted and base units with complimenting worktops, wall mounted boiler and two sets of twin opening storage cupboards. There is space for a variety of appliances and room for a small breakfast table and chairs. A further door leads out into the separate utility room located at the side of the property and is equipped with a range of units together with space and plumbing for washing machine and additional appliances, also a door to the outside. There are two further ground floor bedrooms both situated at the rear of the bungalow overlooking the rear garden and being serviced by the modern ground floor shower room with a large walk in shower cubicle, low level WC and a wash hand basin.

To the first floor is a good sized bedroom with double glazed windows overlooking the rear garden and an en-suite bathroom incorporating a white corner bath, low level WC and a Velux window to the side.

The front of the property is approached by way of the main driveway which gives off road parking and access to the detached single garage. A pathway continues around the front of the bungalow and along the side leading to the rear garden which is mainly laid to lawn with a variety of beds and borders as well as an area of lawn, all well enclosed by mature hedging, trees and fencing.

**COUNCIL TAX BAND: E**

**ENERGY PERFORMANCE RATING: E**

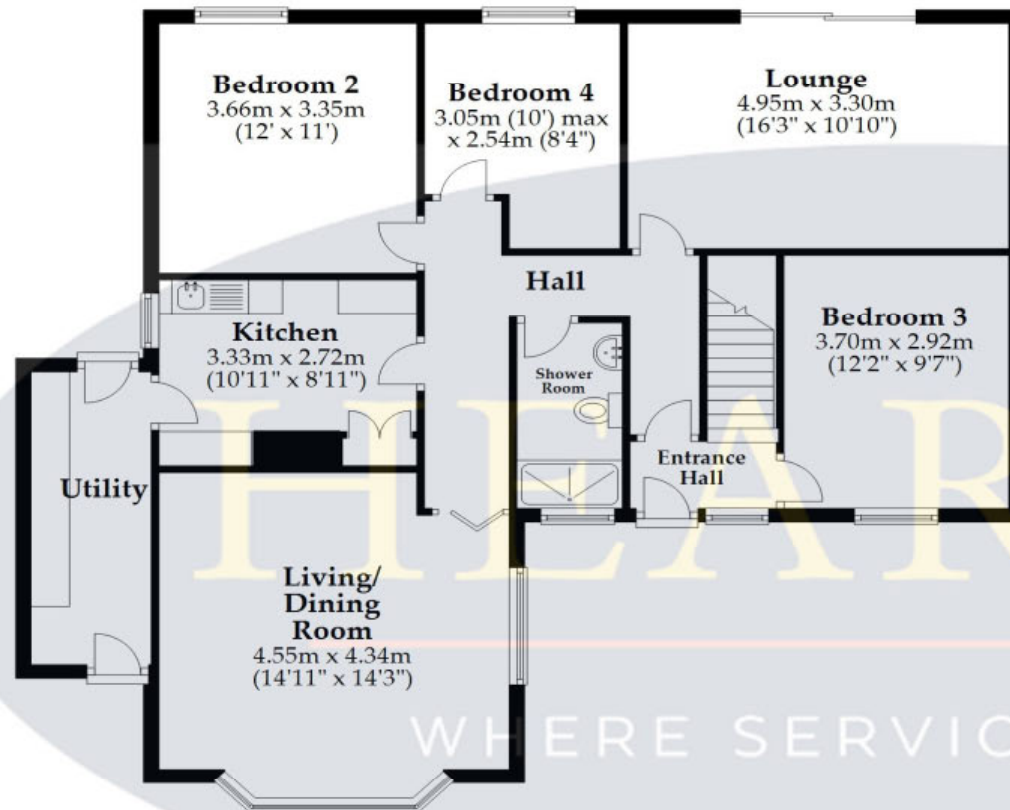
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



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

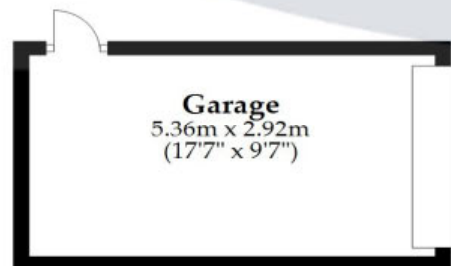
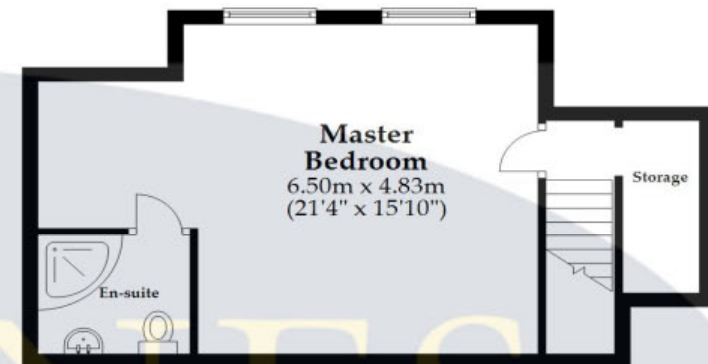
## Ground Floor

Approx. 118.5 sq. metres (1275.6 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.4 sq. feet)



Note: Outbuildings may not be positioned correctly, but are included floor calculations

Total area: approx. 154.3 sq. metres (1661.0 sq. feet)

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



52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

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