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WHERE SERVICE COUNTS

# Ringwood, Hampshire, BH24 1SQ

## FREEHOLD

**Presented in excellent order is this three bedroom detached bungalow which has been comprehensively refurbished and extended and is ready for occupation. Ideally located within walking distance of the town centre, local schools and convenience store the property is ideal for those looking for a home ready for occupation and is offered with no onward chain.**

This spacious bungalow has been fully renovated and extended to include a modern and contemporary open plan kitchen/living room with outlook across the garden, updated heating system including a newly installed Vaillant gas fired boiler. A separate utility room and luxury en-suite has been created to complete this lovely property. The bungalow has engineered Oak flooring which continues into the sitting room/ kitchen being practical and very striking as you enter the entrance hall which has access to all principle rooms. The kitchen overlooks the rear and has a modern and classic range of light grey gloss fronted floor and wall mounted units, sink unit and appliances to include an induction hob with extractor fan over, double oven, fridge / freezer and dishwasher. The living room area has bi-fold doors into the garden and this bright and spacious room has a clean and fresh finish. The nearby utility provides further space for laundry appliances.

There are three bedrooms, the master enjoying use of a luxury appointed en-suite shower room. The remaining two double bedrooms are serviced by the family bathroom which has been fully equipped with a modern suite, with over bath shower and screen and beautifully appointed tiled flooring and wall areas.

The front of the property is approached via a driveway which offers ample off road parking and access to the front door, gated access to the rear. The front garden is mainly laid to low maintenance with wall boundary. The rear garden is well enclosed and is also predominantly laid to lawn and well enclosed. A substantial purpose built summerhouse / outbuilding has been installed which is ideal as a home office or hobbies room being double glazed with sliding patio doors.

The property is situated approximately one mile from the town centre Ringwood and has excellent transportation links to the major centres of Bournemouth, Poole, Salisbury and Southampton. There are mainline train stations and international airports at Bournemouth and Southampton. The golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach. Local schooling is highly regarded with the local primary schools feeding into the acclaimed Ringwood Academy.

**COUNCIL TAX BAND: D**

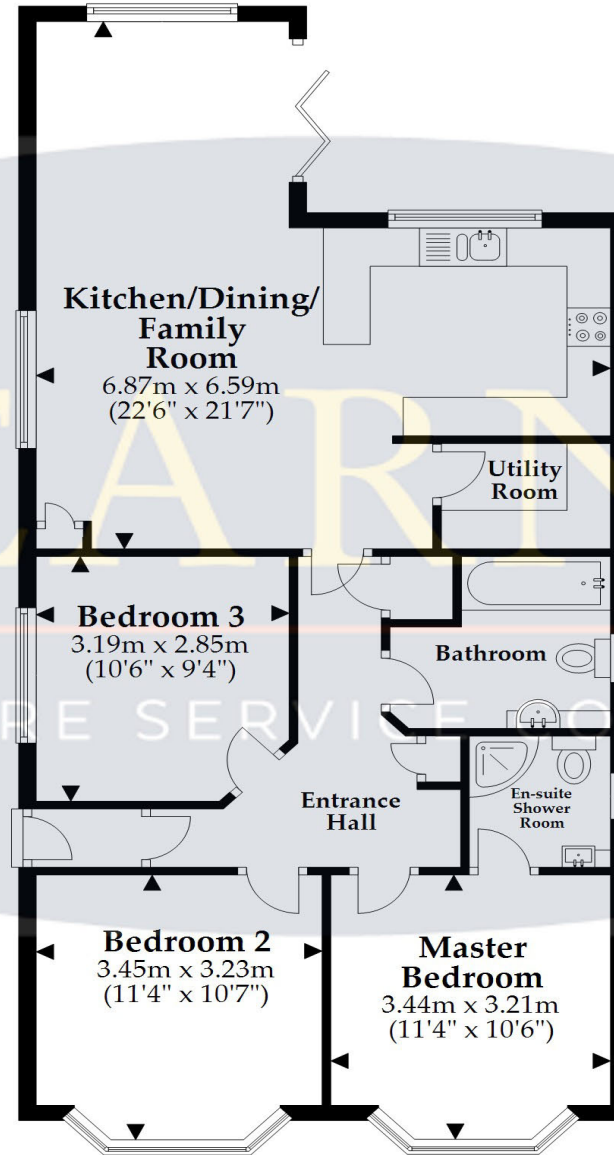
**ENERGY PERFORMANCE RATING: tbc**

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.



## Ground Floor

Approx. 83.5 sq. metres (898.7 sq. feet)



Total area: approx. 83.5 sq. metres (898.7 sq. feet)

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



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