



HEARNES

WHERE SERVICE COUNTS

Ashley Heath, Ringwood, Hampshire, BH24 2HD

FREEHOLD

A well-presented three bedroom semi-detached bungalow comprehensively extended and modernised by the current owners to a high specification. The property is situated in one of the areas much sought after locations and within close proximity to the renowned Moors Valley Country Park and the Castleman Trailway providing some excellent opportunities for those who enjoy outdoor pursuits. The beautiful New Forest National Park and award winning Bournemouth beaches are also within easy reach. The commuter is well catered for with excellent transportation links from the Ashley Heath Interchange.

The light and airy accommodation comprises of an entrance hall with engineered oak flooring which continues through to the fabulous open plan kitchen/dining/sitting room. The contemporary kitchen area offers a range of floor and wall mounted units with under lighting, contrasting worksurfaces, Zanussi eyelevel double oven, five burner gas hob with Caple extractor over, a Pyramis one and half bowl black glass sink, integrated dishwasher and AEG fridge freezer. The dining area provides a generous space for dining table and chairs. The sitting room is an excellent addition to the property with a vaulted ceiling with feature glass end panel, Velux windows enhancing the natural lighting and double doors open opening onto the patio and gardens.

There are three good size double bedrooms with the master benefitting from a beautiful box bay window overlooking the front and a state of the art en-suite which has a double walk in shower cubicle with storm shower head and hand held shower attachment, a wall hung vanity unit with inset wash hand basin, low level WC and Porcelanosa tiling. Bedroom two also overlooks the front aspect and has fitted wardrobes with mirror fronted sliding doors. Bedroom three is currently used as an office/study and has ample space for a double bed and has French doors opening onto and overlooking the patio and rear garden. Completing the accommodation is the modern bathroom which also benefits from Porcelanosa tiling a wall hung vanity unit with inset wash hand basin, panelled bath with shower attachment over and WC.

The front garden is laid to ornamental gravel and provides extensive off road parking and access to the detached garage which has an up and over door, power, lighting and plumbing for a washing machine. The southerly facing rear garden is a real attribute to the property and offers a good degree of privacy and seclusion and is mainly laid to lawn with low maintenance borders interspersed with trees and a full width grey slate patio adjoining the property ideal for alfresco entertaining.

Viewing is highly recommended to appreciate the sought after area and high end specification of the property

COUNCIL TAX BAND: D

ENERGY PERFORMANCE RATING: tbc

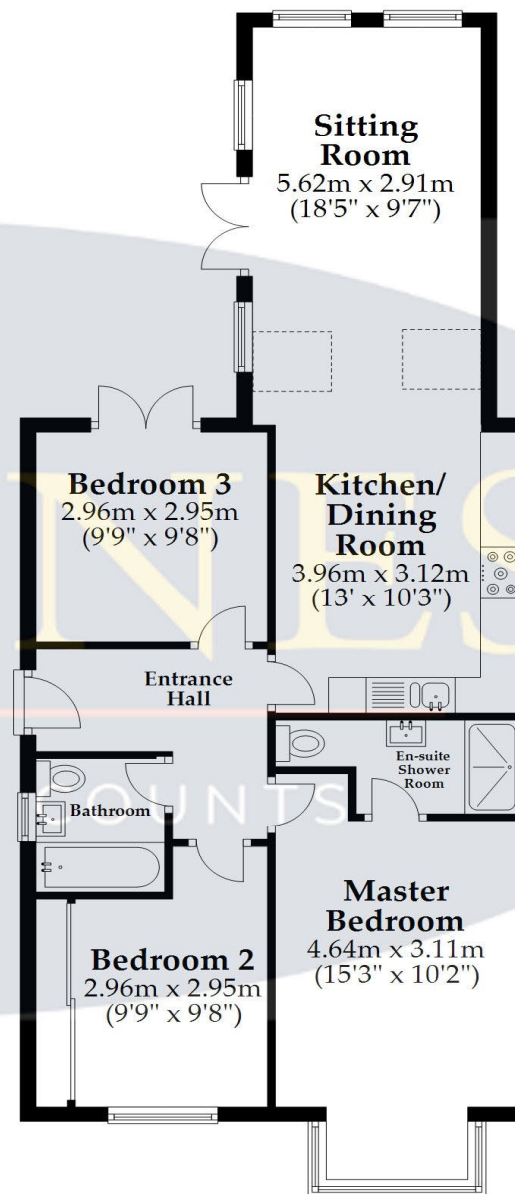
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



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

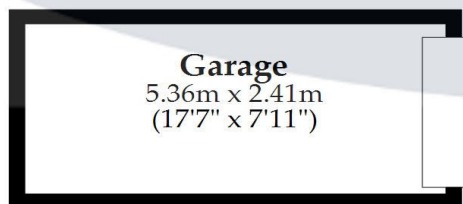
Ground Floor

Approx. 75.7 sq. metres (814.5 sq. feet)




Outbuilding

Approx. 12.9 sq. metres (139.0 sq. feet)



Total area: approx. 88.6 sq. metres (953.6 sq. feet)

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

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