



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1SH

FREEHOLD

A well-presented three bedroom semi-detached house situated within a quiet cul-de-sac overlooking fields to the rear and bordering the New Forest National Park. The property lies within a convenient location being within walking distance of local primary schools, a parade of shops, bus stop and doctor's surgery. The town centre is approximately one and half miles away and offers an excellent range of shops, restaurants and cafes. For the commuter easy access to the A31 and A338 provides links to the M27 and M3. Mainline train stations and international airports at Bournemouth and Southampton are within a short drive as are the award winning beaches at Bournemouth and Poole.

The deceptively spacious accommodation of approximately 1128 sq. feet is light and bright and comprises of a partially glazed porch with double doors opening into the entrance hall which has stairs rising to the first floor and doors to both the kitchen and sitting/dining room. The kitchen enjoys views over the rear garden and provides a range of floor and wall mounted units, roll top worksurfaces, full height larder style cupboard, under counter oven, four ring gas hob with extractor over, one and half basin sink unit, space and plumbing for laundry appliances and tiled splashbacks. A rear hallway is approached from the kitchen and provides access to the integral garage, a shower room and to the rear garden. The sitting/dining room enjoys a good degree of natural lighting and has a picture window overlooking the front garden, a feature stone fire place inset with a coal effect gas fire and access into the conservatory. The dual aspect conservatory is a wonderful addition to the accommodation with double doors opening onto the patio and overlooking the rear gardens.

The first floor landing with a window overlooking the side provides access to the three bedrooms two of which are good size doubles. Bedroom one and two both enjoy views over the sky line to the front. Bedroom two lies to the rear and has fitted wardrobes and the airing cupboard. The bedrooms are all serviced by the bathroom which has a panelled bath with shower attachment over, pedestal wash hand basin, WC and tiled walls.

The front of the property is approached via a tarmac driveway which provides ample off road parking and access to the integral garage which has an up and over door, power and lighting and continues down the side to the gated access opening into the rear garden. The front garden is mainly laid to lawn with a shrub border adjoining the property. The rear gardens offer a good degree of seclusion backing onto fields and are again mainly laid to lawn with a walled patio adjoining the property, a garden shed and summer house, shrub beds and borders and external water tap.

Viewing is highly recommended to appreciate the elevated location and the spacious accommodation being offered with no onward chain.

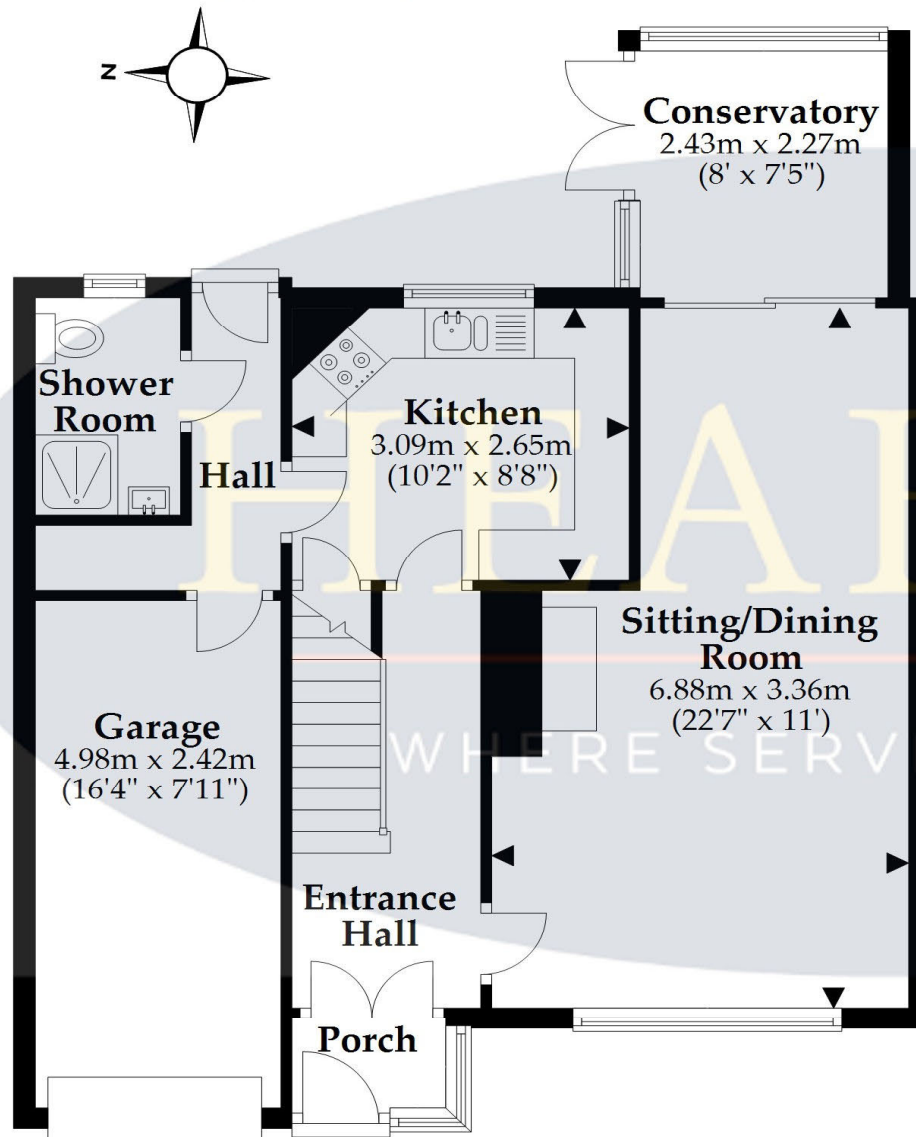
COUNCIL TAX BAND: D
ENERGY PERFORMANCE RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.



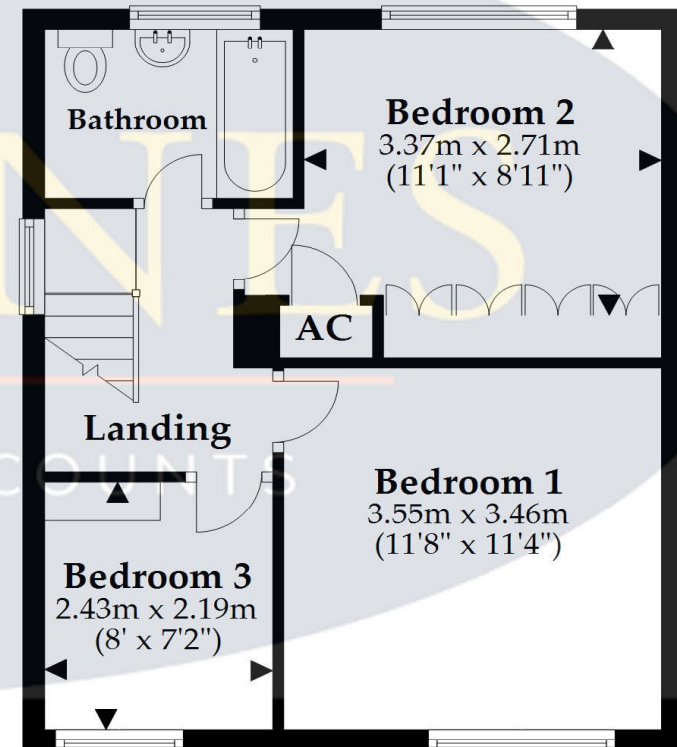
Ground Floor

Approx. 65.5 sq. metres (705.3 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 104.8 sq. metres (1128.4 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

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

