



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1QG

FREEHOLD

A beautifully presented three bedroom semi-detached house situated in a perfect location for families near to some fantastic local schools and walking distance to the town Centre and local leisure facilities. The property has been extended by the present owners and now offers flexible and spacious accommodation with a most wonderful sitting/dining room enjoying views over a most beautiful garden.

The spacious accommodation comprises of an entrance hallway with access to the sitting room, kitchen, ground floor WC and stairs to the first floor. The kitchen has been re fitted in a lovely soft cream range of country style units with oak worktops and upstand and inset butler sink. Complimenting tiled splash backs together with a tiled floor complete the look and fitted appliances include a fitted electric oven, five ring gas fired hob. The living room is light and spacious with wood effect flooring extending through to the dining area. An outlook to the front through a bay window allows maximum light and a feature wood burner with solid wood mantle provides a lovely focal point to the room. An open way leads to the extended dining room and this provides a great space to formally entertain or enjoy less formal family gatherings. A vaulted ceiling with roof light windows gives a great feeling of space and bi fold doors lead straight onto the garden.

The first floor has three bedrooms, two of which are double rooms, the master having a range of fitted wardrobes. All are serviced by the contemporary refitted family bathroom with a white suite including an over bath rainwater shower, floating sink unit on oak shelving and heated towel rail.

Outside the property is accessed from the road by a large graveled driveway with off road parking and access to the garage via twin opening timber doors.

The rear garden is private and well enclosed with an area of lawn separated in two by a graveled pathway leading to a large storage shed/ workshop. A brick edged patio area is placed to enjoy the sun and a log store provides useful storage.

NB: The seller of this property is a relative of an Estate Agent and a declaration is hereby made in accordance with the Estate Agents Act 1979.

COUNCIL TAX BAND: C

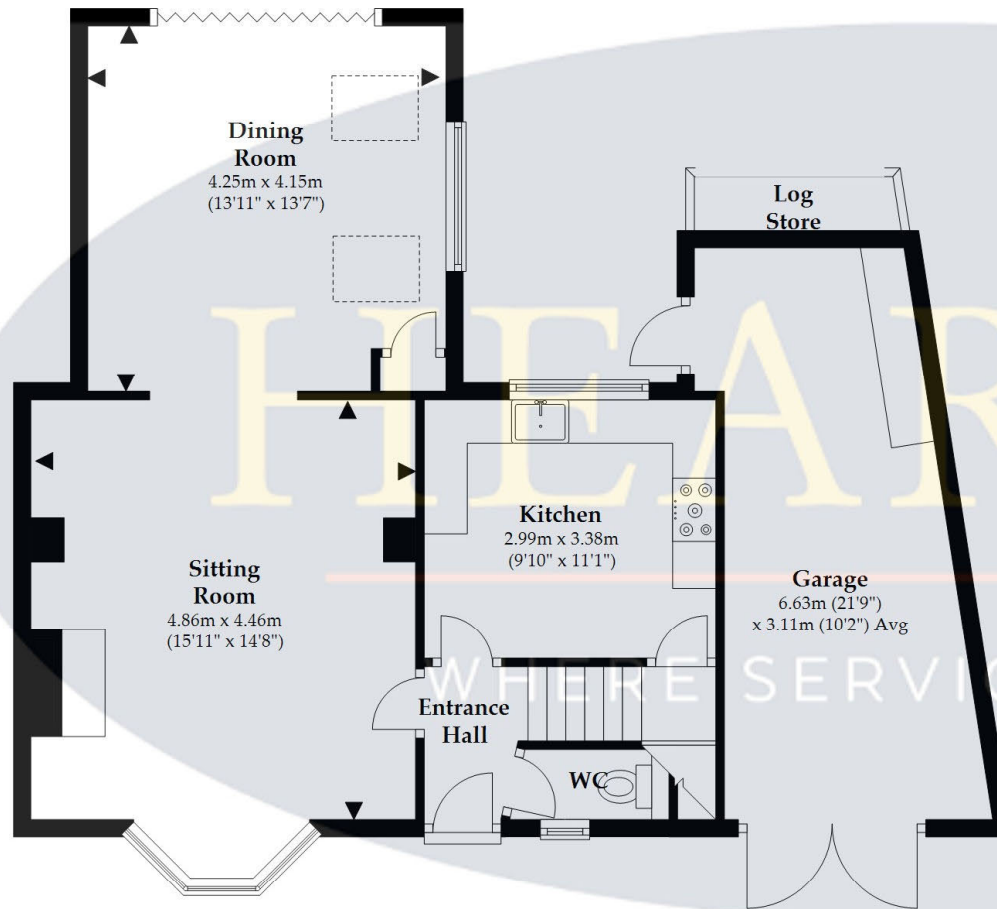
ENERGY PERFORMANCE RATING: D

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.



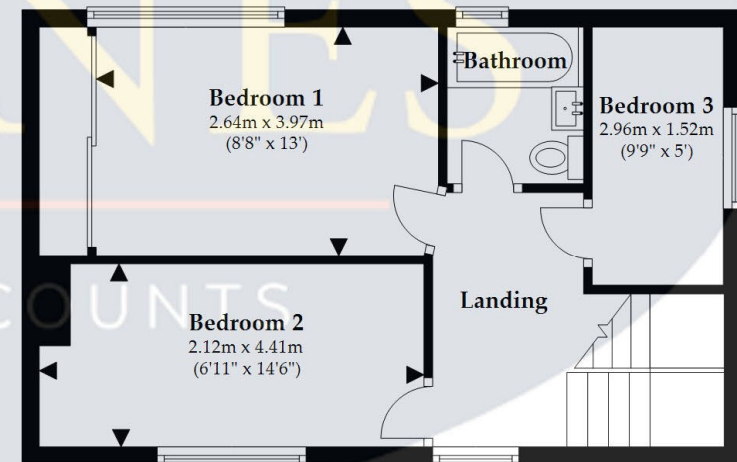
Ground Floor

Approx. 75.2 sq. metres (809.2 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



LJT SURVEYING

Total area: approx. 113.5 sq. metres (1221.9 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. 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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