



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1PU

FREEHOLD PRICE OIEO £475,000

Stepping into this family home you are immediately drawn to the feeling of light and space. The property has been almost re-built by the present owner and now offers a touch of luxury with quality fittings throughout.

The entrance hallway has Oak flooring extending beautifully through to the sitting room and dining room. One of the highlights of this space is a galleried area with roof light windows bringing maximum light. The front to back sitting room is large and enjoys a dual aspect, once again allowing maximum light through large double glazed windows and doors onto the rear sun terrace. The dining room is open to the kitchen and provides a lovely space for both formal and informal dining. Doors once again lead onto the sun terrace at the rear. The kitchen is beautifully fitted with a high specification kitchen comprising a comprehensive range of light grey high gloss units with quartz worktops, inset sink unit and various appliances. Tiled flooring completes the look. Also on the ground floor is a cloakroom and adjacent bedroom/reception room.

The first floor gives access to the three bedrooms, two of which are large double rooms with dual aspect and are serviced by the family bathroom, which once again is fitted with a quality suite including a large shower unit.

Outside the property has a driveway providing parking and leads to the single garage and has a large area of lawn enclosed by mature hedging. Side access to either side of the property leads into the rear garden which is currently laid to a terrace with decking and AstroTurf lawn.

For those looking to proceed quickly the property is offered with no onwads chain.

COUNCIL TAX BAND: D

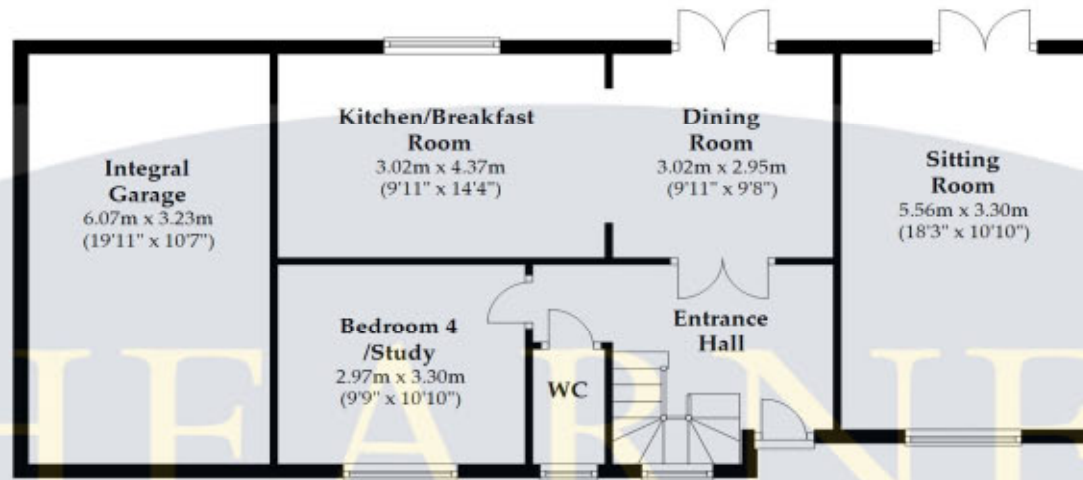
ENERGY PERFORMANCE RATING: C

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.



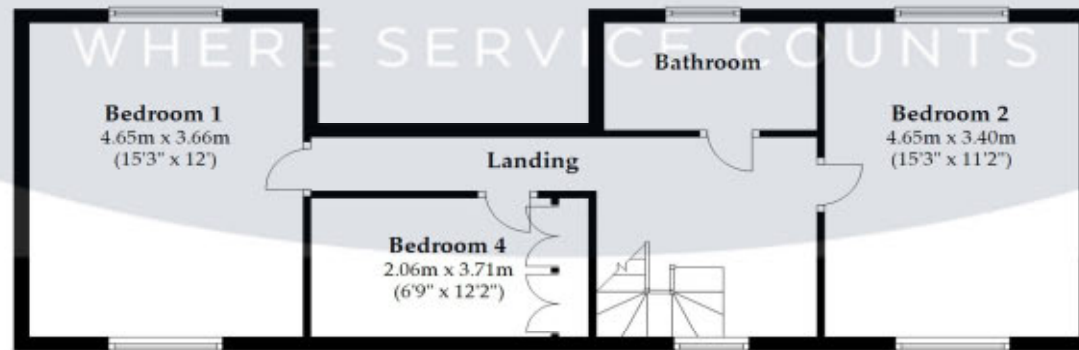
Ground Floor

Approx. 83.5 sq. metres (899.0 sq. feet)



First Floor

Approx. 59.0 sq. metres (634.6 sq. feet)



LJT SURVEYING Total area: approx. 142.5 sq. metres (1533.6 sq. feet)

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

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

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