



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1SZ

FREEHOLD

An extended three bedroom semi-detached house offering flexible and adaptable accommodation with the potential to extend further if required (stpp) and is situated at the top of a quiet cul-de-sac with a wonderful open aspect to the front. The property is situated within easy walking distance of Poulner primary schools, a doctor's surgery and pharmacy, local shops, vets, popular pub, church and bus route. Forest walks at Poulner Common are also nearby. For those who enjoy the outdoors, the golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach.

The accommodation is modern and has been well maintained with double glazed windows, gas fired central heating and solar panels which are owned outright. Comprising of a bright and airy hallway which leads to the sitting/dining room and stairs rising to the first floor together with an area to hang coats etc. A covered integral passageway from the front of the property gives access to a conservatory overlooking the garden with access to outside. The garage has been converted to provide a flexible arrangement of accommodation including a ground floor WC, large utility/boot room and further storage room and the remaining portion of the garage also providing a useful storage area with power and light. The living room is a bright 'L' shaped room with a fireplace with inset wood burner providing a focal point to the room and large picture window with fitted shutters allowing maximum light to the room. The dining area has ample room for a large table and chairs and from here an open way leads into a study area with a view across the garden. The kitchen is fitted with a range of floor and wall mounted units, worktops and tiled splashback. A doorway gives access to the passageway, ideal for easy access to the utility room and conservatory.

The first floor has three double bedrooms; with bedroom two benefitting from a built in wardrobe cupboard and all are serviced by the family bathroom with a modern suite and adjacent shower room.

Outside the front garden is a mixture of box hedging flower beds and gravelled pathways. The driveway gives ample parking and leads to the front door.

The rear garden is well enclosed and private, backing onto the local infant school playing field. There is a patio area and an area of lawn and overall a good degree of privacy.

COUNCIL TAX BAND: D

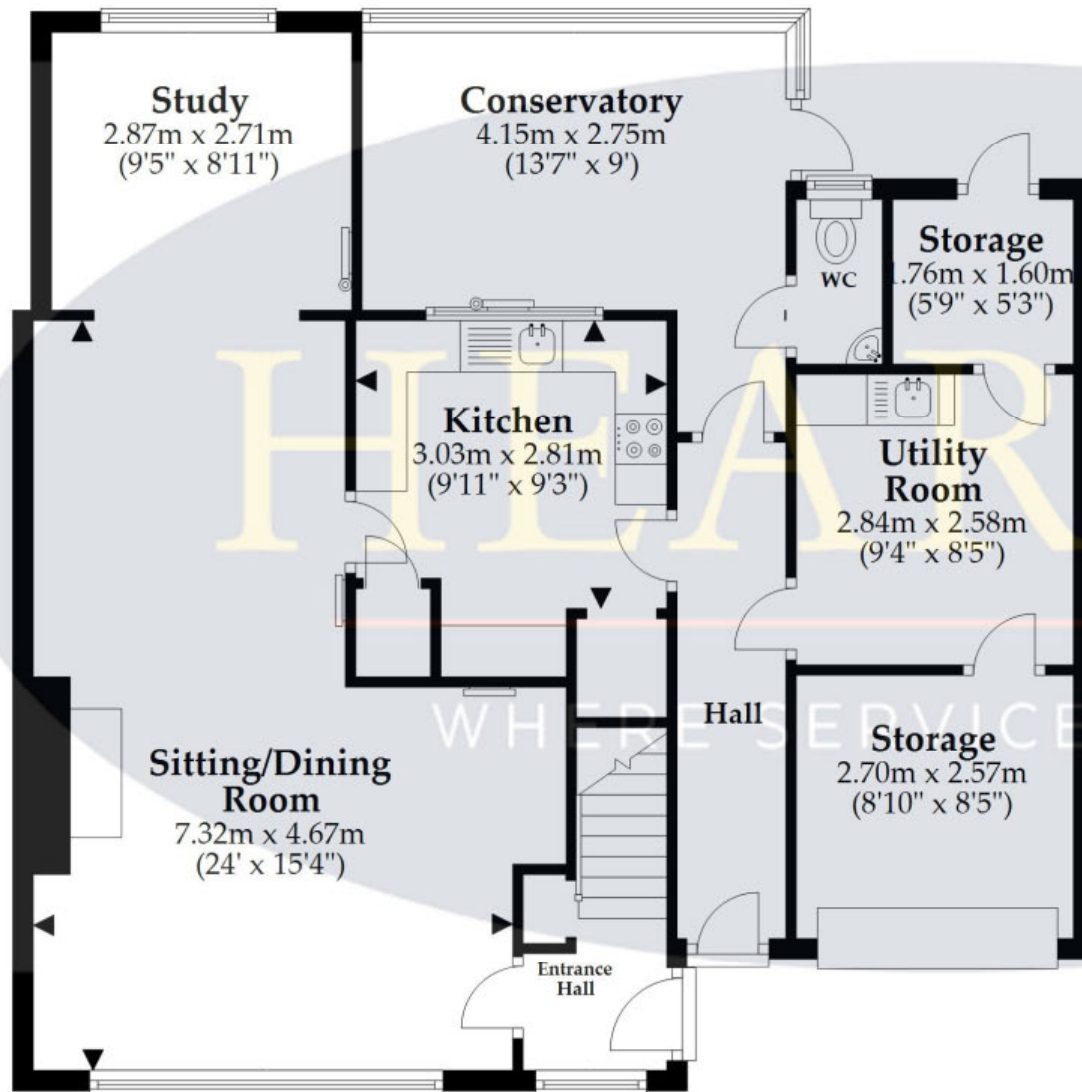
ENERGY PERFORMANCE RATING: B

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.



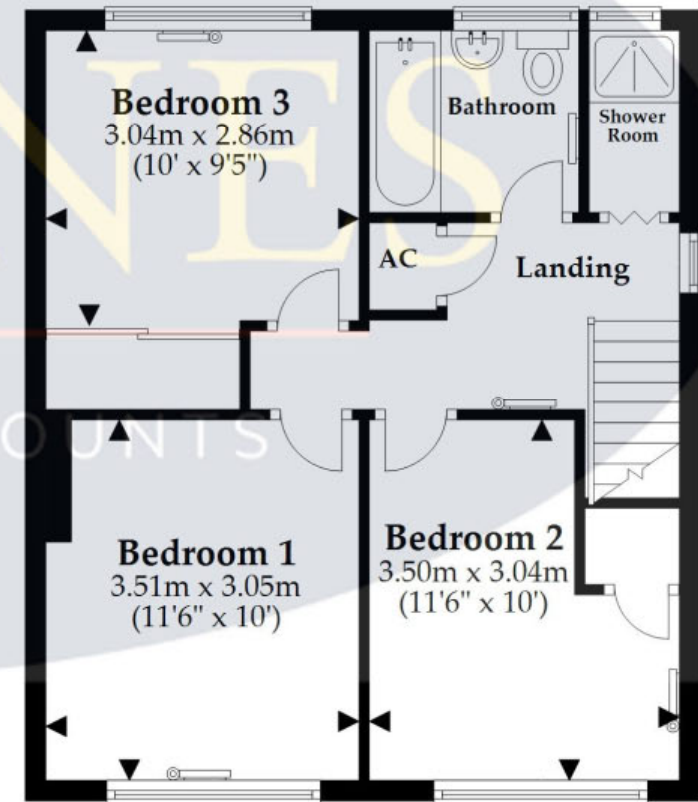
Ground Floor

Approx. 92.8 sq. metres (998.8 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 138.0 sq. metres (1485.0 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

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