



Poulner, Ringwood, Hampshire, BH24 3LN

FREEHOLD

A well-presented three bedroom detached house situated in a popular residential location within walking distance to local schools, convenience store and Poulner Lakes. Ideally positioned on the outskirts of Ringwood, well known for being the western gateway to the beautiful New Forest National Park and also offering an extensive range of shops, educational and recreation facilities. Commuters are well provided for with excellent transportation links to Bournemouth, Poole, Salisbury and Southampton and mainline train stations and international airports at Bournemouth and Southampton. Ringwood also offers a major coach and bus station with the National Express coaches travelling regularly to London and its airports. The golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach.

The property comprises of an entrance porch with doors leading into the dining room with a window to the front aspect and door leading through to the kitchen. The kitchen has a range of base and wall mounted units with one and half bowl sink unit, space and plumbing for a washing machine and integrated dishwasher and space for fridge freezer. Leading from the kitchen is a utility room which provides access to a cloakroom and the rear garden. A bright and spacious living room boasts a feature gas fireplace and sliding doors opening into the recently fitted conservatory. Fitted in July 2019 the conservatory overlooks the rear garden and has double French doors opening onto the terrace area.

The first-floor landing with storage and airing cupboards provides access to the three bedrooms with the master benefitting from plenty of space for wardrobes and comprehensively fitted en-suite shower room. Both bedrooms are serviced by the partially tiled family bathroom comprising of a panelled bath with shower attachment over, pedestal wash basin and WC.

To the front of the property there is a driveway providing parking for two cars and access to the front door with storm porch, integral garage with power and lighting and a small turfed area with shrub borders. The low maintenance rear garden is well enclosed with a raised flower bed and an area laid to lawn. This is all accessed off the recently fitted terraced area which has a glass and stainless steel balustrade surround. The property also has double gates to the side which can be accessed by vehicles providing excellent extra storage in the rear garden.

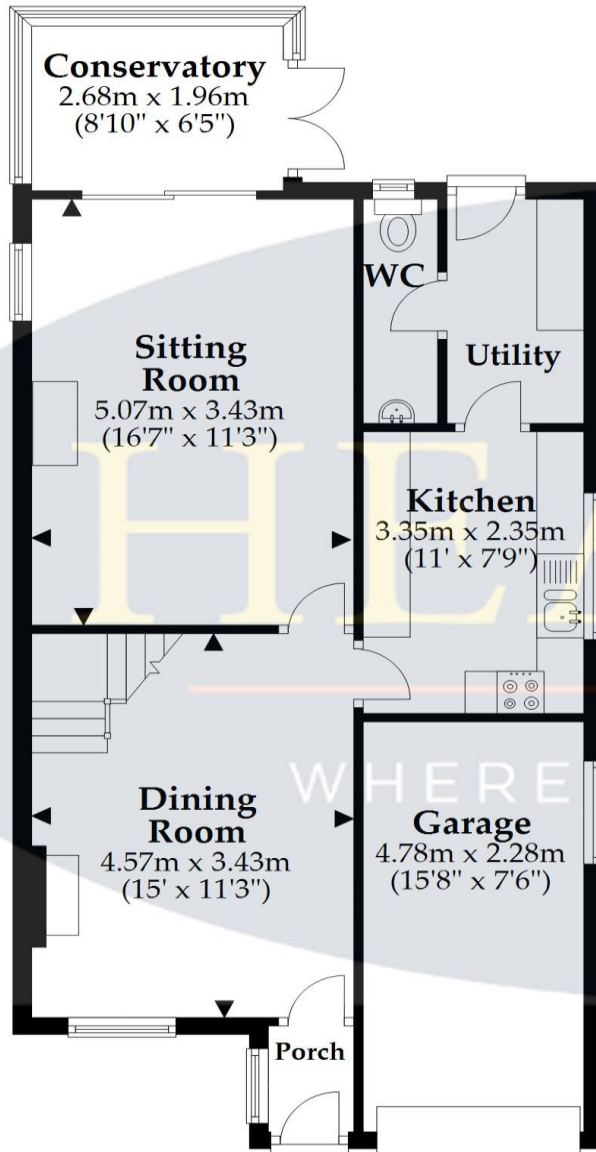
COUNCIL TAX BAND: D
ENERGY PERFORMANCE RATING: C

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.



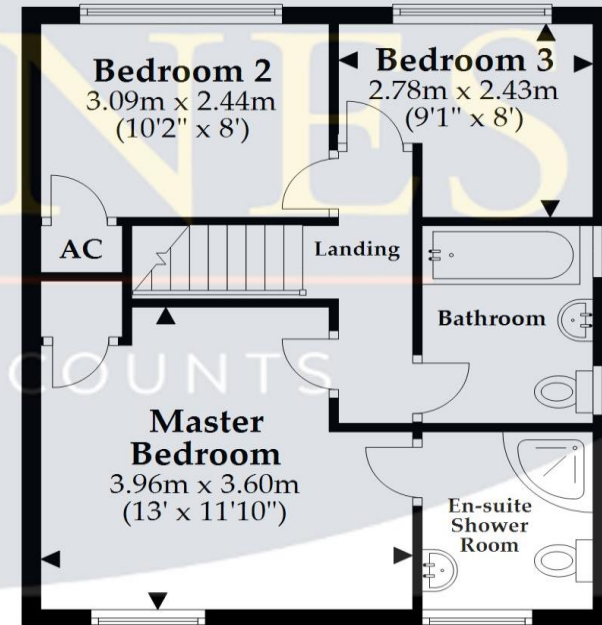
Ground Floor

Approx. 66.8 sq. metres (718.9 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 108.7 sq. metres (1169.5 sq. feet)

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



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