



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1LU

FREEHOLD PRICE GUIDE £500,000

This welcoming three bedroom detached bungalow is situated within a much sought after road and is ideally located being walking distance of local schools and Ringwood town centre. Ringwood itself offers a great range of educational, recreational and retail facilities with the area offering easy access to commuter routes which include the A31 to Southampton, Winchester and London and the A338 to Bournemouth and Poole. There are mainline train stations and international airports at Bournemouth and Southampton and 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 has been well maintained by the current owner and benefits from double glazing and gas fired heating. There is also potential to extend the property and could provide an ideal opportunity for those wanting to do a little work to create their dream home.

The spacious accommodation of approximately 1385 sq. ft. comprises of an entrance porch which opens into the hallway which has two storage cupboards and a cloakroom/wc. The kitchen/breakfast room is fitted with a great range of both floor and wall mounted units, breakfast bar, complimenting worktops under counter oven, electric hob with extractor over, one and half basin sink unit, tiled splashbacks, a door to the side as well as pleasant aspect overlooking the lovely rear gardens. The sitting/dining room is also placed towards the rear of the property and is a generous room with a concealed staircase to the first floor, ample space for a dining table and chairs and a fireplace providing a focal point to the room. The conservatory is accessed from the sitting/dining room via double doors and leads straight out into the garden and is a wonderful area to enjoy the view with a single door giving access to a patio area, perfect for outdoor dining.

There are two double bedrooms both of which overlook the front garden with the master benefiting from fitted wardrobes and a fully tiled en-suite shower room with a modern suite. Bedroom two has a feature round window and is currently being used as a study. The first floor landing provides access to a further double bedroom and a bathroom both with roof lights allowing maximum light. The bedroom is fitted with a good range of wardrobes and the bathroom is modern and fresh in design and includes a WC, panelled bath and wash hand basin.

Outside the property is accessed from the road by a large driveway which extends to the side and to the single garage. There is ample parking and a gated side access which leads to the rear garden. The rear of the property is superb, particularly private and sunny with a large area of lawn and is well enclosed by mature hedging. Access can be gained to the single garage by way of a personal side door. The garden also benefits from a garden shed for storage.

COUNCIL TAX BAND: D

ENERGY PERFORMANCE RATING: D

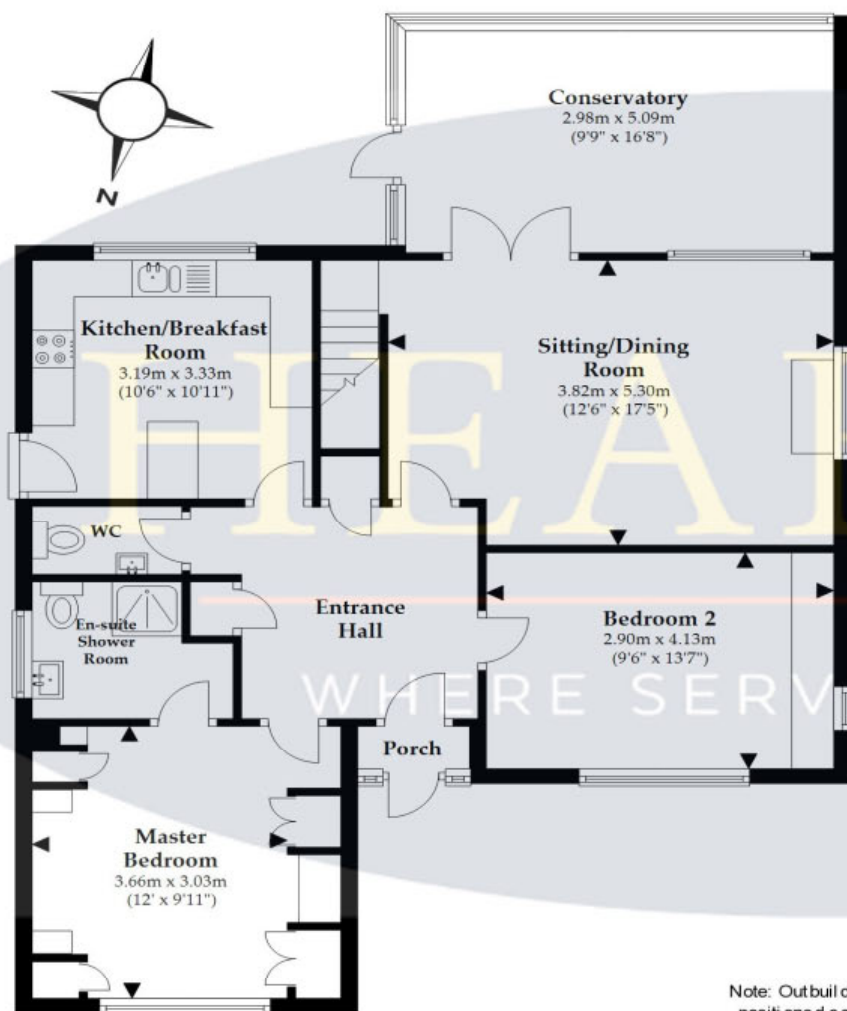
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





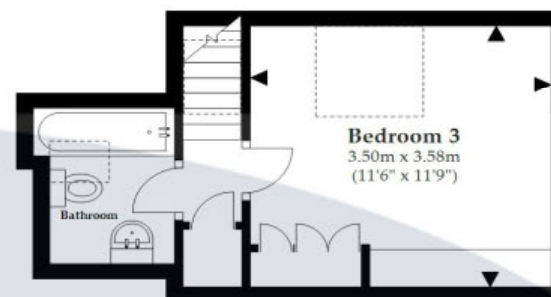
Ground Floor

Approx. 91.8 sq. metres (988.0 sq. feet)



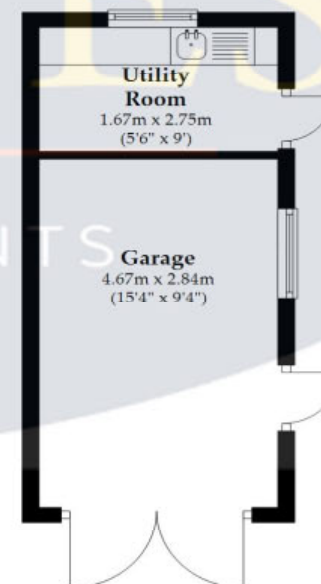
First Floor

Approx. 18.7 sq. metres (201.7 sq. feet)



Outbuilding

Approx. 18.1 sq. metres (195.2 sq. feet)

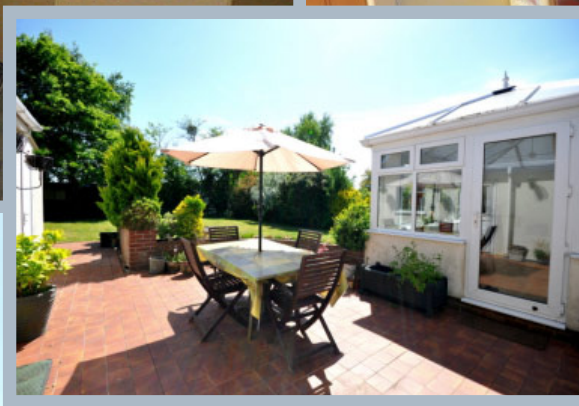


Note: Outbuildings may not be positioned correctly, but are included floor calculations

Total area: approx. 128.7 sq. metres (1384.9 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





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