



**HEARNES**  
WHERE SERVICE COUNTS

# Poulner, Ringwood, Hampshire, BH24 3LU

## FREEHOLD

A well-presented three bedroom semi-detached house with integral garage, built circa 1992, situated just over a mile from the market town of Ringwood with local amenities including Poulner Primary Schools, a Doctors surgery and pharmacy, convenience store and sub Post Office, a popular local pub and a regular bus service providing links to the town centre The A31 and A338 provide links to Bournemouth, Southampton and Salisbury 18 miles. The open New Forest is on your doorstep with the award winning beaches at Bournemouth and Poole being a short drive.

Benefitting from UPVC double glazing and gas central heating with a recently fitted combination boiler the accommodation comprises of an entrance hall with an under stairs storage cupboard and cloakroom with WC. A real feature of the property is an open plan kitchen/living/dining room. The kitchen overlooks the front garden and provides a range of high gloss base and wall mounted units, integral oven and four ring gas hob, built in fridge/freezer, ceramic sink unit and integral dishwasher. The kitchen effortlessly flows through to the particularly bright and light full width sitting/dining room with the sitting area having a large picture window overlooking the rear garden with double French doors also opening onto the rear.

The first-floor landing offers a good degree of natural light and provides access to the three bedrooms. The master bedroom benefits from a fitted shower room en-suite and built-in wardrobes and a view to the front aspect. The second bedroom also benefits from built in wardrobes with views over the rear, the third bedroom is a large single bedroom looking over the front aspect. The second and third bedroom are serviced by the fitted family bathroom which is partially tiled and has fitted bath, low level WC and wash hand basin.

The front garden is laid to lawn with a tarmac area to the side which offers generous off-road parking and leads through to the integral garage. The garage has an electric roller door and also benefits from having space and plumbing for a washing machine. The south-facing rear garden is mainly laid to lawn with a paved patio area adjoining the property ideal for alfresco dining. A summer house is an underrated benefit to the property as it provides an extra hobbies space and benefits from power and lighting. Viewing is highly recommended to appreciate the location of the property.

**COUNCIL TAX BAND: C**

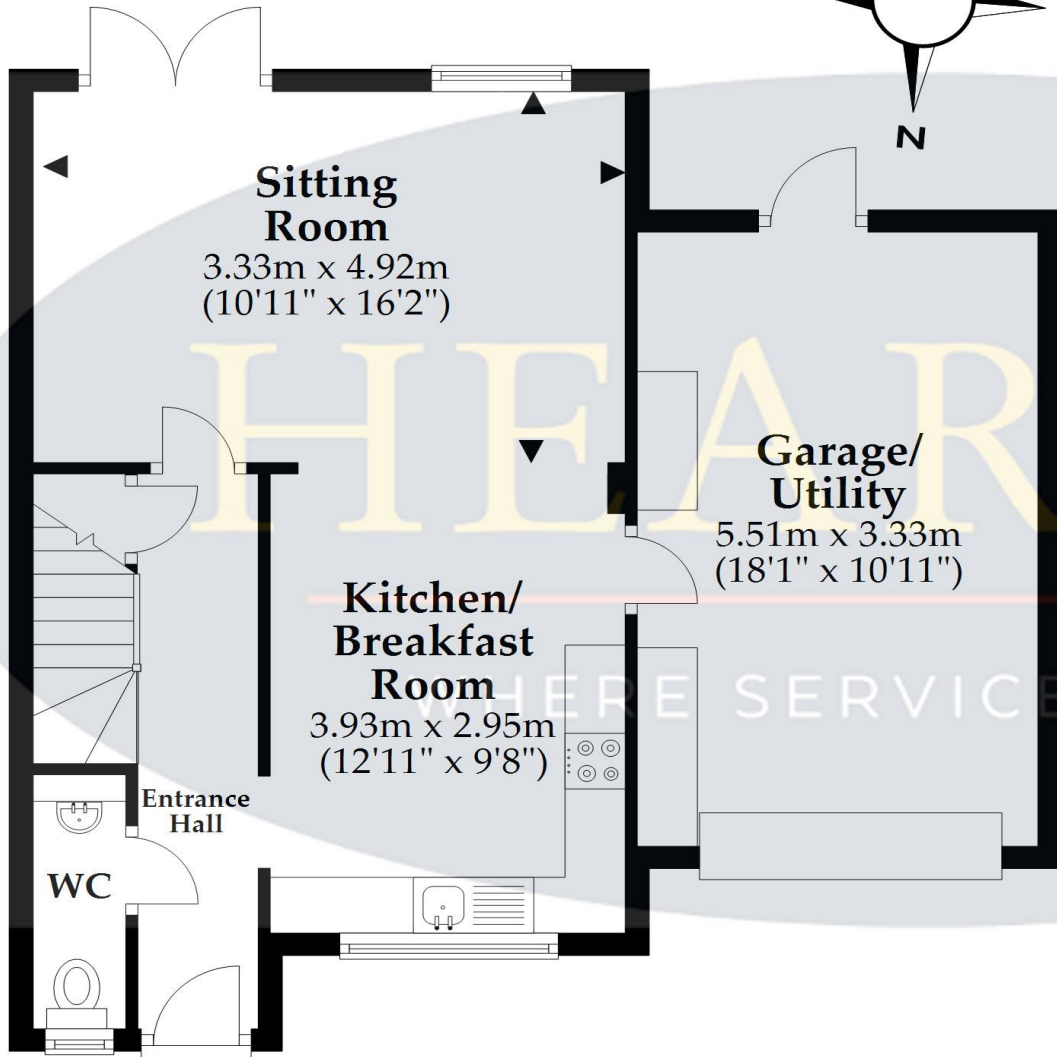
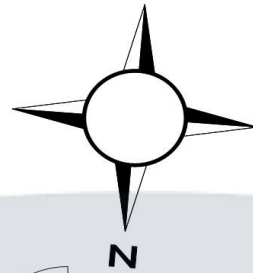
**ENERGY PERFORMANCE RATING: D**

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.



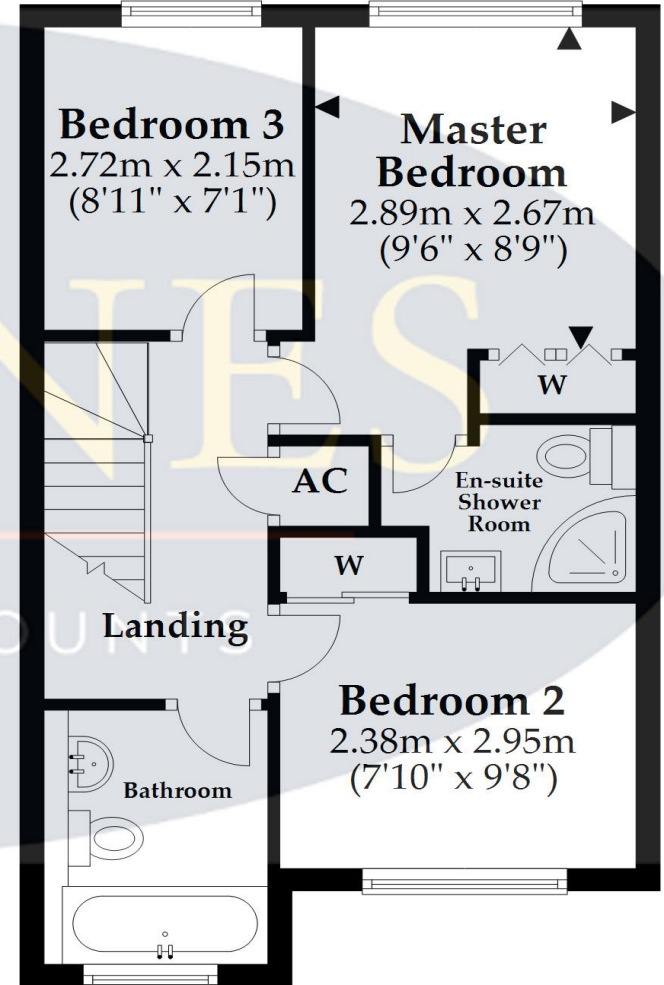
# Ground Floor

Approx. 57.1 sq. metres (614.3 sq. feet)



# First Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



Total area: approx. 95.8 sq. metres (1031.1 sq. feet)

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



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