



**HEARNES**  
WHERE SERVICE COUNTS

# Ringwood, Hampshire, BH24 1XT

## FREEHOLD

A private, easily maintained garden and no forward chain, are just a few features of this lovely family home that is perfectly positioned for access to local schools.

The property offers spacious, bright and well-planned accommodation, with a very useful entrance porch, downstairs cloakroom/wc and double glazed conservatory.

The remainder of the ground floor has been designed to work with a modern family, being open plan. There is a lovely cosy lounge area and large fitted kitchen/dining area which has been fitted in a range of sleek white modern units with quartz style worktops. Appliances include an integrated dishwasher and built-in oven hob and filter/extractor hood.

The first floor lies host to three really well-proportioned bedrooms, two having a comprehensive range of high quality built-in wardrobes. The family bathroom comprises a contemporary style 4-piece suite with large separate shower cubicle.

This popular family home further benefits from gas central heating and double glazing.

The rear garden can be accessed by doors from the conservatory and a separate door from the kitchen area. It has been designed to be easily maintained and perfect for outdoor entertaining. It is enclosed by boa el fencing and mainly laid to ornate block paving with slate contrasting borders and a large and very useful timber workshop/store.

Parking is casual on road parking with the option of renting an adjacent garage (subject to availability).

**COUNCIL TAX BAND: C New Forest**  
**ENERGY PERFORMANCE RATING: E**

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.



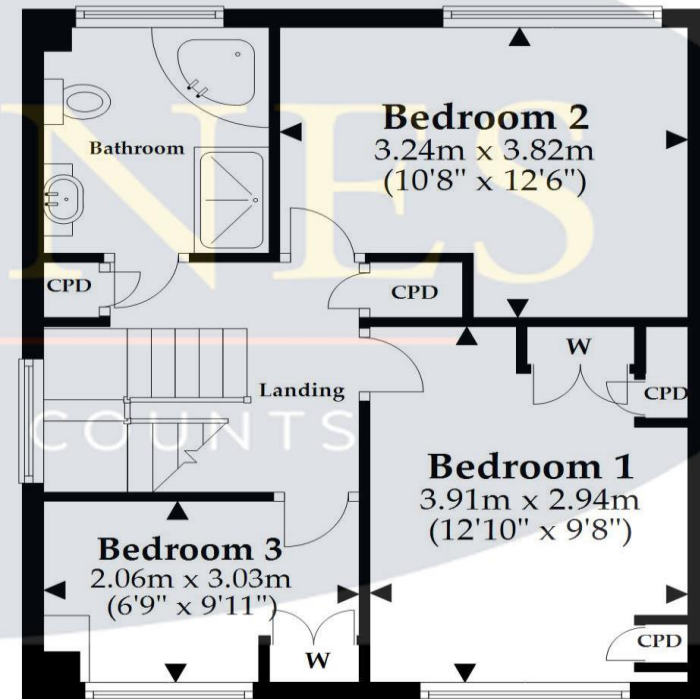
## Ground Floor

Approx. 56.1 sq. metres (604.0 sq. feet)



## First Floor

Approx. 43.7 sq. metres (470.5 sq. feet)



Total area: approx. 99.8 sq. metres (1074.5 sq. feet)

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



52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

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