



HEARNES
WHERE SERVICE COUNTS

Ashley Heath, Ringwood, Hampshire, BH24 2EJ

FREEHOLD

A beautifully appointed and spacious three bedroom detached bungalow situated within in a popular residential location in walking distance of a local convenience store and Moors Valley Country Park. The open woodlands of Ashley Heath and the New Forest are all within a short drive providing good commuter links to Bournemouth, Southampton and the market town of Ringwood. The property also benefits from double glazing, gas fired central heating and a security alarm system.

There is an entrance hallway with storage cupboards which leads to a lovely, large sitting/dining room that has double glazed sliding doors leading to the conservatory complete with ceiling fan, luxury vinyl flooring, two wall mounted radiators and French doors leading to the garden. The kitchen/breakfast room is a lovely bright room with Velux roof light window has an array of modern base and eye level units, sink unit, island breakfast bar with granite worktop and built in storage, built in Neff oven and grill and convection oven, microwave together with a four burner counter top hob with circular extractor fan, integrated dishwasher, fridge / freezer and space for a washing machine.

Three bedrooms, two of which benefit from built in wardrobes with the master providing a full range of fitted furniture with a modern en-suite shower room/wc and bidet, towel rail and a large double width cubicle. There is also a modern family bathroom with wc /shower which services the other bedrooms and is finished in grey slate tiles with a freestanding Verona bath. Bedroom three has been fitted with a Velux roof light window allowing maximum light to the room.

The property is approached by a brick paved driveway with access to the double garage with a lawn to the side, shrub borders and a pathway which leads to the storm porch. Adjoining the garage is a carport with EV charge point.

The rear garden is mainly laid to lawn with a raised bed and shrub borders with a patio, summer house, wooden pergola over the hot tub and sheds to the side of the garden.

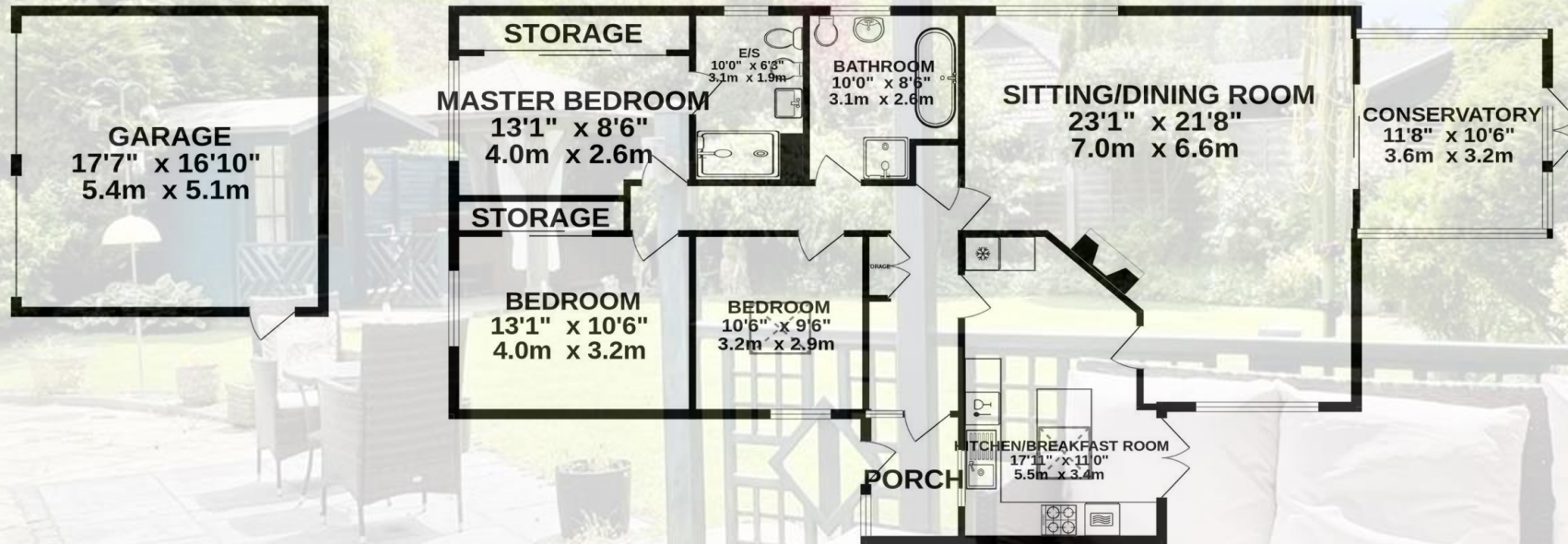
COUNCIL TAX BAND: F Dorset (east Dorset)

ENERGY PERFORMANCE CERTIFICATE RATING: F

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
1691 sq.ft. (157.1 sq.m.) approx.



TOTAL FLOOR AREA : 1691 sq.ft. (157.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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