

# Ringwood Road

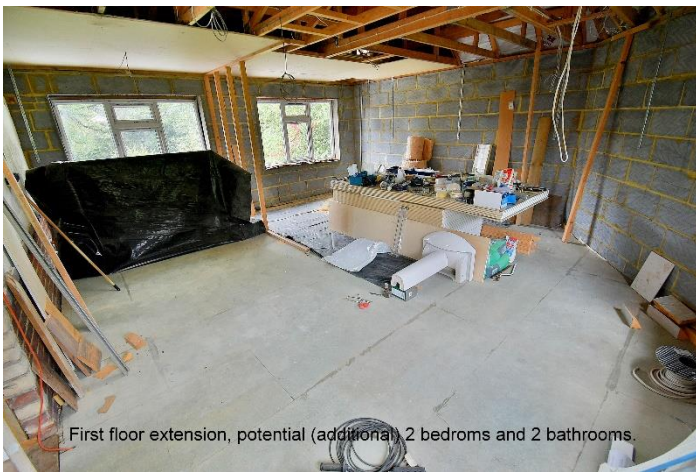
Bear Cross, Bournemouth, Dorset BH11 9LG



**HEARNES**

WHERE SERVICE COUNTS





First floor extension, potential (additional) 2 bedrms and 2 bathrooms.





***“A substantially enlarged family home with a 125ft rear garden and double garage occupying a plot measuring in excess of ¼ of an acre”***

**FREEHOLD PRICE £525,000**

This substantially enlarged and immaculately presented three bedroom, three reception room, one bathroom, one shower room detached family home has been extended to create a double garage and on the first floor the extension has created space for two bedrooms and two bathrooms (further work is required to complete). The rear garden is without doubt a superb feature as it measures approximately 125ft. There is a large area of front garden measuring approximately 90ft in length with an additional detached single garage. The property sits centrally on a plot measuring approximately ¼ of an acre, whilst conveniently located for all local the amenities.

The property has been owned by the current owners for circa 45 years, over which time the property has had a number of improvements and has also been extremely well maintained. The larger than average plot is a particular feature along with the extension which gives flexibility for the first floor accommodation to be used as planned as required

- **Substantially enlarged three bedroom (potentially four bedrooms) detached family home with a double garage occupying a larger than average plot measuring ¼ of an acre**

**Ground floor:**

- **Entrance hall**
- **Dual aspect lounge** with wood burner creating an attractive focal point of the room door leading through into the kitchen/breakfast room. Double glazed French door leading through into the garden room
- **Garden room** is fully double glazed, has a radiator allowing this room to be used all year round, double glazed French door leading out into the rear garden
- **16ft Kitchen/breakfast room** incorporating worktop with base and wall units, integrated dishwasher, fridge, hob and extractor, space for fridge/freezer, feature fireplace, double glazed window overlooking the rear garden, door leading through into dining room and further door into the utility room
- **Dining room** with feature fireplace and living flame coal effect gas fire, double glazed bay window overlooking the front garden
- **Utility room** with tiled floor, recess and plumbing for washing machine, space and outlet for tumble dryer, space for fridge/freezer, wall mounted gas fired boiler, door leading through outside, further door leading to the wet room
- **Wet room** incorporates a good size walk-in shower area, WC, wash hand basin, fully tiled walls and flooring

**First floor:**

- **Bedroom one** is a good size double bedroom enjoying a dual aspect with open glorious views
- **Bedroom two** is a double bedroom
- **Bedroom three** is also a double bedroom with airing cupboard and door giving access through into the extension
- **Family bathroom** finished in a white suite incorporating corner bath with mixer taps and shower hose, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring

**First floor extension:**

- This area of the property needs finishing and can be used as required. The electrics and plumbing are in situ and the stud partition walls can be partitioned as required

**COUNCIL TAX BAND: D**

**EPC RATING: D**



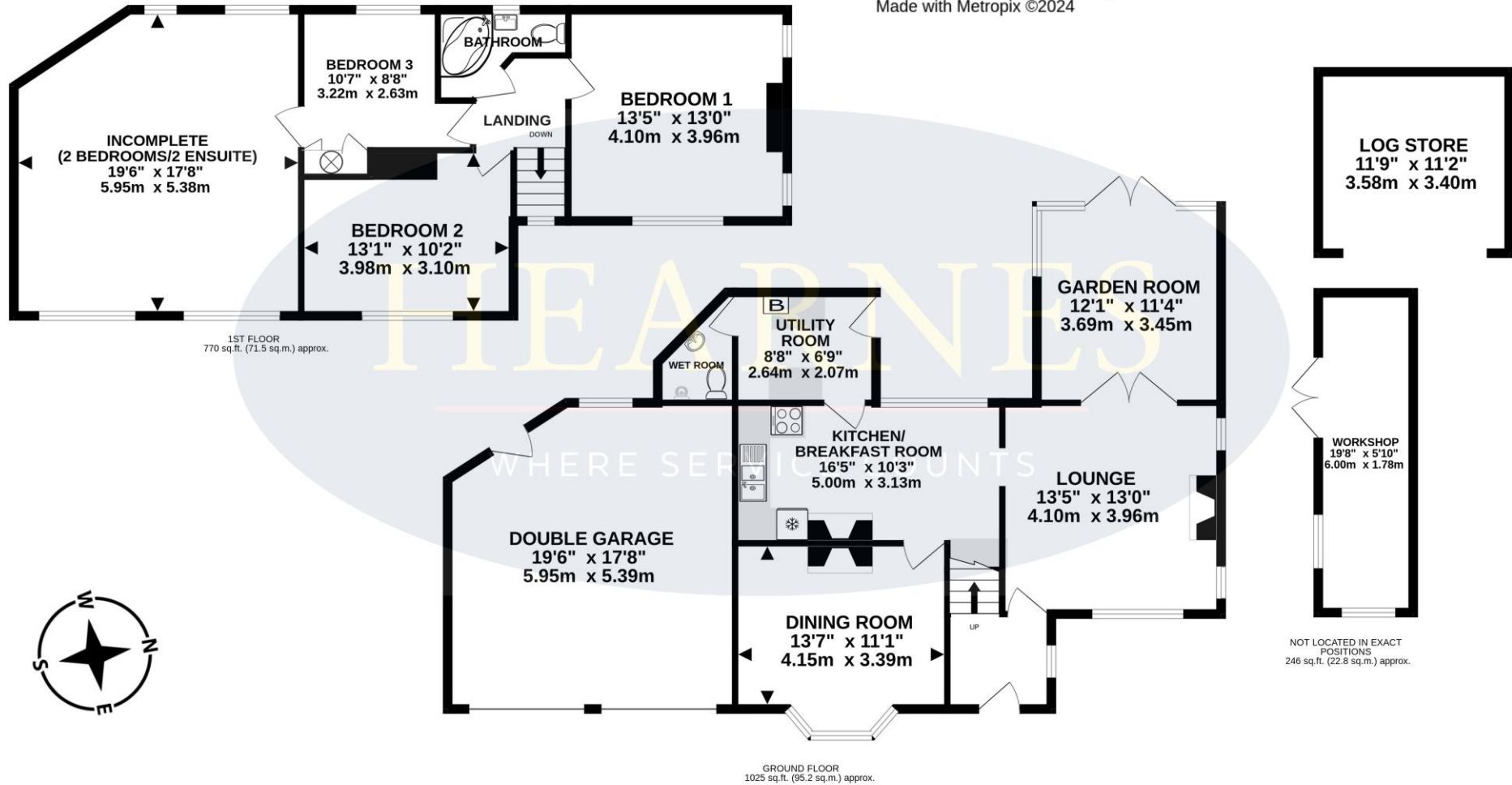




TOTAL FLOOR AREA : 2040 sq.ft. (189.6 sq.m.) approx.

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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NOT LOCATED IN EXACT POSITIONS  
246 sq.ft. (22.8 sq.m.) approx.









## Outside

- **The rear garden** is without doubt a superb feature of the property as it has a maximum measurement of 125ft x 55ft
- Adjoining the rear of the property there is a **graveled seating area** with graveled side path stretching around both sides of the property. In the lower portion of garden there is a **detached workshop** which has light and power. Steps lead up onto a raised lawned area, the lawn continues up to a further area of raised garden where there is a seating area providing a fantastic spot to relax and enjoy this wonderful garden and the surrounding area. A path meanders down through the garden past a wood store to a further area of mature, wooded garden which provides a fantastic spot for children to search, play and explore
- **The front garden** measures approximately 90ft in length
- A wooden five bar gate opens onto a **front driveway** which provides generous off road parking for several vehicles. The front driveway in turn leads round to a detached single garage and up to an integral double garage
- **The front garden** is stocked with many attractive mature plants and shrubs
- **Double garage** has two metal up and over doors, double glazed window, side personal door, light and power
- **Further benefits include;** double glazing and a gas fired heating system

Ferndown's town centre is located less than 3 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. The market town of Wimborne is located approximately 6.5 miles away.





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