



Kingfisher Way

Ringwood, BH24 3LW

SPENCERS
NEW FOREST





The Property

A spacious four bedroom semi-detached house with a south facing garden, located in a quiet cul-de-sac position in a convenient setting in Ringwood. The property, which benefits from flexible accommodation, is presented in fine order yet could equally suit those seeking a home with potential.

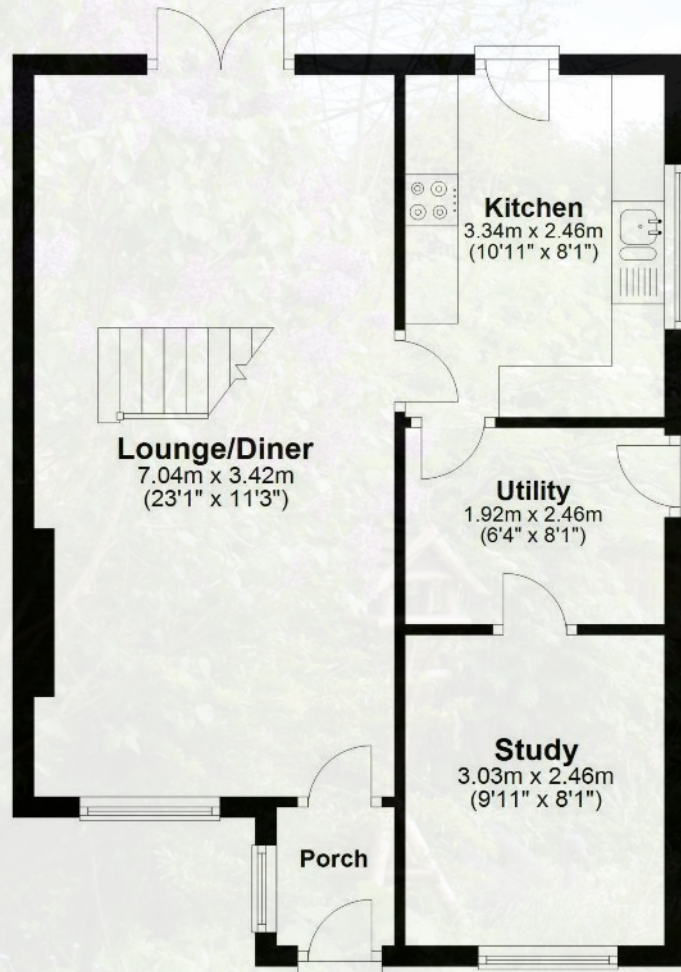
- Entrance porch
- A modern and bright well-presented kitchen with integrated hob and oven and plenty of space for storage and appliances
- A spacious reception room, stretching the whole depth of the house and featuring both dining and living areas. This leads out onto the private rear garden
- A study/office area which leads through to a separate utility room (this area previously consisted of the garage)
- A generous principal bedroom, with fitted wardrobes
- Further spacious double bedroom
- Additional double bedroom with a pleasant outlook over the rear garden
- Bedroom four, which is of a good size and could potentially be utilised as a study
- Family bathroom
- A separate WC
- Potential to extend, subject to the relevant planning permissions



FLOOR PLAN

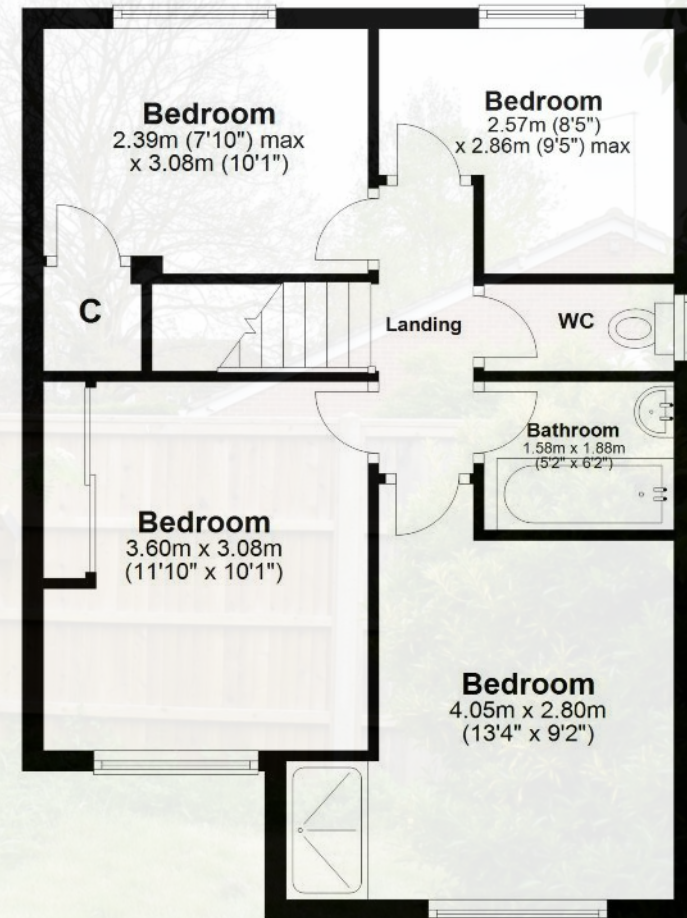
Ground Floor

Approx. 47.4 sq. metres (510.6 sq. feet)



First Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



Total area: approx. 95.8 sq. metres (1031.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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

Plan produced using PlanUp.





New Forest National Park



The Furlong Shopping Centre

Gardens and Grounds

Level south facing rear garden, which is relatively secluded, mainly laid-to- lawn and featuring a large patio. A shingle and concrete driveway with ample off-road parking.

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



Situation

The property is superbly located within walking distance of the centre of Ringwood, including doctors surgeries and dentists and all three Ringwood Schools, yet is just on the edge of the beautiful New Forest, offering thousands of acres of natural heath and woodland which is ideal for walking, cycling and riding. Ringwood town centre offers an excellent range of shops, boutiques, cafes and restaurants as well as two well-known supermarkets and two leisure centres.



Directions

From the main roundabout opposite The Furlong car park in Ringwood, leave Ringwood, taking the A338 to Fordingbridge heading North. After approx. a ¼ mile, turn right into Salisbury Road, then at the T junction turn left into Northfield road. Proceed before turning left into North Poulner Road, continue just past the entrance for Northfield Lakes and Kingfisher Way is on the right. Proceed to '138'.

Services

Energy Performance Rating: D Current: 58 Potential: 82

Council Tax Band: D

Available download speeds of 1000 Mbps (UltraFast)



For more information or to arrange a viewing please contact us:

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