



Narrowleaf Drive

Ringwood, BH24 3FS

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NEW FOREST





The Property

Close to superb local schools, Hightown Lakes and open forest walks. A beautifully presented, three bedroom family home, situated in a prime position in the sought after Beaumont Park development. This delightful home benefits from a generous sized rear garden, off road parking, well-appointed accommodation and is within a convenient proximity to Ringwood town centre.

- Entrance hall with ground floor WC and cloaks cupboard
- Impressive lounge with triple aspect
- Kitchen diner comprising attractive country style kitchen with a selection of base, wall and draw units, an oven with four ring gas hob over and integrated dishwasher
- French doors lead into the rear garden
- Utility room leading off the kitchen with space for white goods and further kitchen worktops space as well as storage
- The Principal bedroom is both bright and spacious and is serviced by a three piece suite
- A contemporary, three piece, family suite services bedrooms two and three
- Bedrooms two and three are generous in size with pleasant aspects. Bedroom three is currently being used as a study

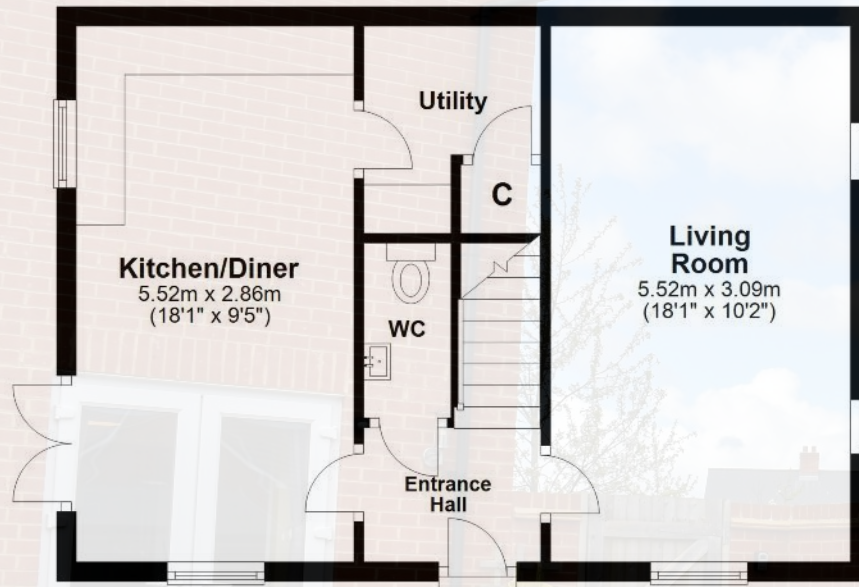


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FLOOR PLAN

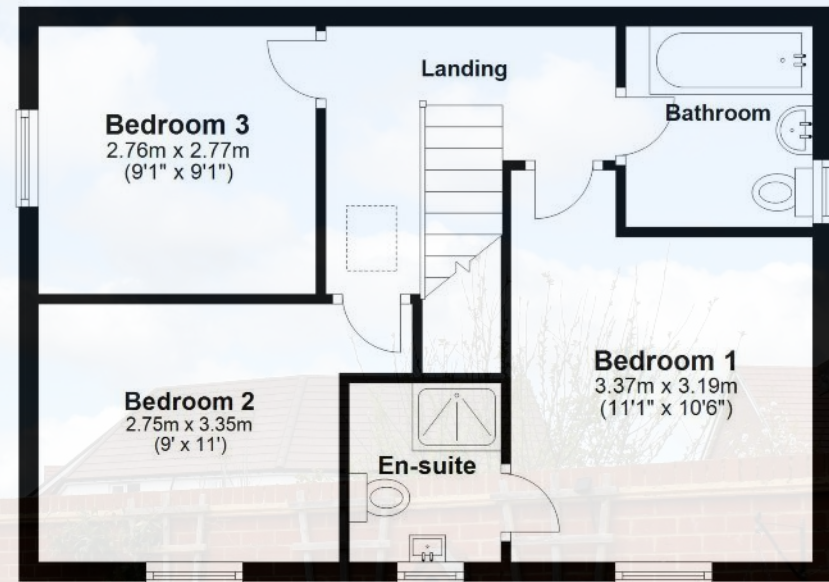
Ground Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



Total area: approx. 87.8 sq. metres (945.0 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.





Ringwood Town Centre



Elm Tree Pub

Services

Energy Performance Rating: B

Council Tax Band: E

All Mains Connected

Available download speeds of up to 1,000 Mbps (Ultrafast)



Grounds & Gardens

Outside, the property over looks attractive, well manicured designated green space with a tarmac path leading to the front of the property.

A side gate to the front of the property provides access to a well maintained, low maintenance garden which is mainly laid to lawn with a decked area, perfect to catch the afternoon and evening sun for alfresco dining. A small and practical garden shed lies to the rear of the garden. A further side gate leads to two designated parking spaces with the property.

The Situation

The property is situated within a walking distance of Hightown Lakes and beautiful open forest – offering thousands of acres of heath and woodland ideal for walking, cycling and riding. Located on the edge of the scenic Avon Valley, the market town of Ringwood is approximately a miles distant, offering a comprehensive range of independent and high street shops, a good variety of restaurants and cafes, in addition two supermarkets, two leisure centres and excellent state and private schools. For commuters, the A31 is easily accessible, providing links to; the M27, leading to Southampton, Winchester and London beyond; and to the A338, leading to the larger coastal towns and beaches of Christchurch, Bournemouth and Poole. There airports and train stations at both Bournemouth and Southampton, and regular National Express coaches depart from Ringwood to London Victoria, as well as local buses services to neighbouring towns.

Viewing

By prior appointment only with the vendor's 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.



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

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