



Narrowleaf Drive *Ringwood, BH24 3FR*

S P E N C E R S





“A beautifully presented three bedroom home offering bright, contemporary living spaces and a superb flow throughout”

The Property

A welcoming entrance hall offering space for coats and shoes, complemented by a convenient cloakroom with WC.

At the front, the south-facing kitchen combines style and practicality with fully integrated white goods, a good range of fitted units, generous work surfaces and room for a small breakfast table.

To the rear, the open-plan sitting and dining area provides a comfortable and versatile space for everyday living and entertaining. Large windows and patio doors open to the garden, filling the room with light and creating a lovely flow between indoors and out.

The kitchen, hallway and downstairs WC all benefit from upgraded Kardean oak style flooring.

Upstairs are three bedrooms and a modern family bathroom with a bath and shower over, WC and hand wash basin.

The principal bedroom enjoys its own en suite shower room, while the third bedroom works perfectly as a study, nursery or guest room.



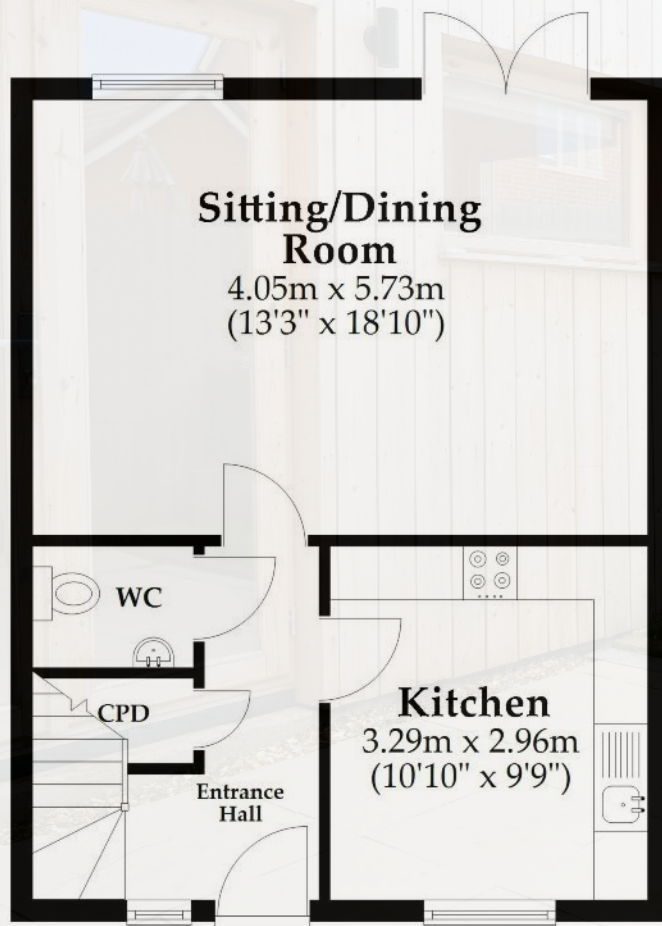


FLOOR PLAN

Note: Measurements were taken from architect's plans and may not exactly represent the finished room sizes.

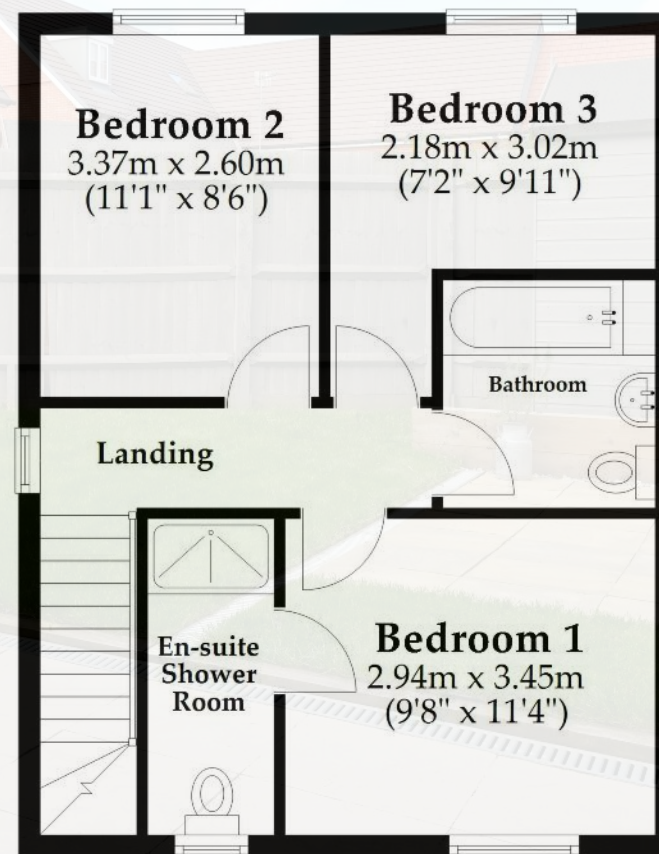
Ground Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 85.2 sq. metres (917.5 sq. feet)

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







Additional Information

- Tenure: Freehold
- Council Tax Band: D
- Mains Connection to Electricity, Water and Drainage
- Gas Central Heating
- Energy Performance Rating: B Current: 84B Potential: 96A
- Ultrafast broadband speed of up to 1800 Mbps (Ofcom)
- FFTP - Fibre to the property directly
- Maintenance fee of £220 per annum for managed common areas
- Approximately 4 years left on NHBC Buildmark warranty for added piece of mind





Grounds and Gardens

Outside, the property boasts an attractive garden and a fully powered and insulated garden office pod, perfect for home working or creative pursuits. The garden features two patio areas, taking full advantage of the sunshine, ideal for alfresco dining, while the remainder is laid to lawn. At the end of the garden, there is a useful shed providing additional storage. The garden is fully enclosed by wooden fencing, offering a good degree of privacy. To the front, the property benefits from a driveway providing off road parking for two large cars.

The Situation

The property is within walking distance of Hightown Lakes, local pubs and open forest with miles of heath and woodland for walking, cycling and riding. It is also within close proximity to public open spaces, dedicated dog walking areas and two local areas of play for children. Nearby, the market town of Ringwood offers a range of shops, restaurants, cafés, supermarkets, leisure centres and excellent schools. The A31 provides easy access to the M27 for Southampton, Winchester and London, as well as the A338 to Christchurch, Bournemouth, and Poole. Bournemouth and Southampton offer airports and train stations, with National Express coaches and local buses serving Ringwood.

Directions

From the central Ringwood roundabout, take the second exit onto Mansfield Road. At the next roundabout take the first exit onto Christchurch Road. Continue along here and take the first exit on to Castleman Way at the next roundabout. At the end of this road, take the second exit at the roundabout onto Hightown Road. At the T junction turn right, continuing along Hightown Road. Adjacent to the Elm Tree Pub, turn right into Crow Lane, take the second right into Hopclover Way. Turn right into Narrowleaf Drive, number 53 can be found on the second road on the left hand side.

Important Notice

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers 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 or 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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