



 Kingfisher Way

Ringwood, BH24 3LL

S P E N C E R S



The Property

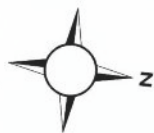
This well-presented four bedroom link-detached home offers modern, open-plan living with an impressive contemporary kitchen. Light and spacious throughout, it also benefits from ample driveway parking and a generous rear garden, ideal for families and entertaining.

- You are welcomed into a bright and spacious lounge with an electric fire, flowing seamlessly into the open-plan dining/kitchen area.
- The dining space features double doors leading out to the rear garden, perfect for indoor-outdoor living.
- The kitchen offers contemporary work surfaces and generous storage throughout along with a breakfast bar area. The space is fully equipped with integrated appliances, including a Bosch oven and combi oven, a fridge-freezer and a dishwasher. At the heart of the cooking area sits a Hisense induction hob with an extractor fan above.
- There is a utility/cloakroom with further storage, space for white goods and another fridge freezer.
- The principal bedroom has built in wardrobes and a front aspect.
- Bedrooms two and three are generous in size and both benefit from a rear aspect.
- The fourth bedroom is ideal as a nursery or study.
- A three-piece family bathroom with bath and shower head over services all three bedrooms.



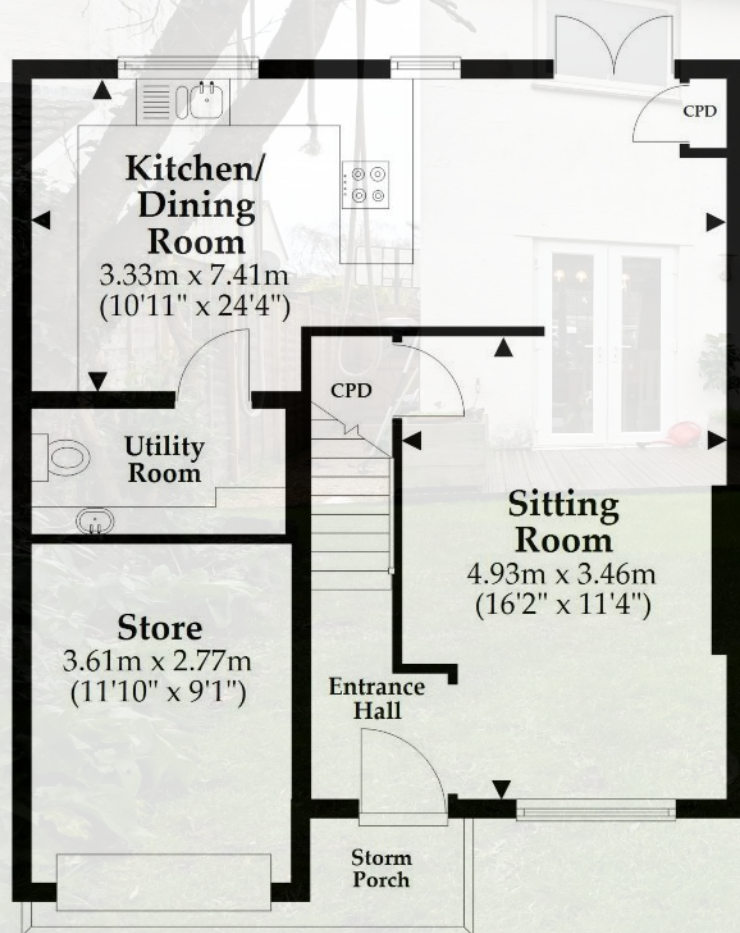


FLOOR PLAN



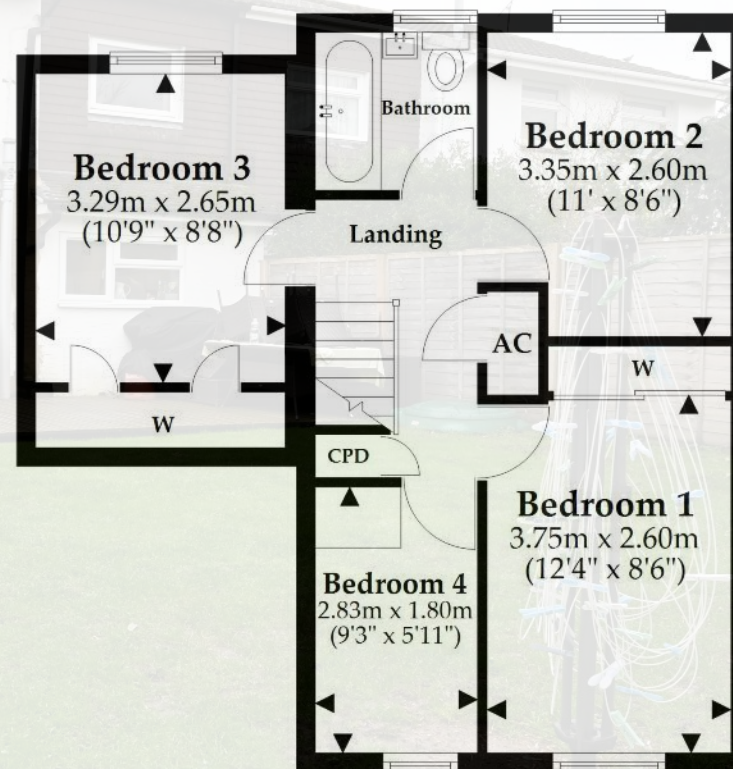
Ground Floor

Approx. 59.3 sq. metres (638.3 sq. feet)



First Floor

Approx. 46.3 sq. metres (497.8 sq. feet)



Total area: approx. 105.5 sq. metres (1136.1 sq. feet)

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



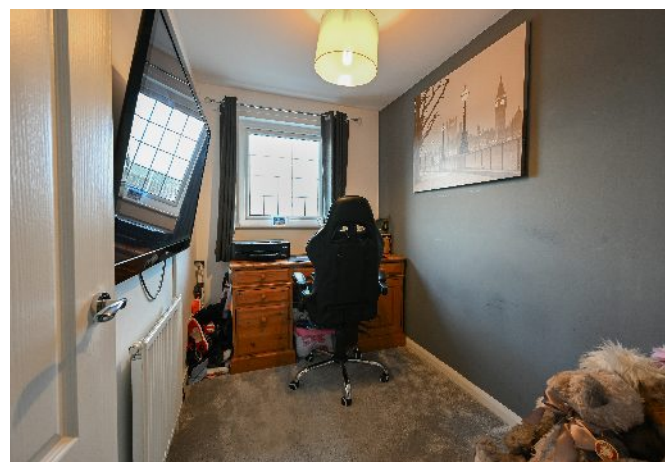
Additional Information

- Tenure: Freehold
- Council Tax Band: D
- Mains connection to water, electricity and drainage
- Gas central heating
- Energy Performance Rating: D Current: 62D Potential: 79C
- Ultrafast broadband with download speeds of up to 1000 Mbps available at the property
- FFPT - Fibre to the property directly
- Electric Vehicle Charging point installed

The Local Area

The property enjoys an excellent location within walking distance of Ringwood town centre, including doctors' surgeries, dentists and all three Ringwood schools. It also sits on the edge of the stunning New Forest, offering thousands of acres of natural heathland and woodland, perfect for walking, cycling and riding. Ringwood town centre provides a wide selection of shops, boutiques, cafés and restaurants, along with two major supermarkets and two leisure centres. The nearby A338 offers convenient links to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), the city of Salisbury (about 18 miles north), and Southampton (around 18 miles east via the A31/M27). Railway stations and international airports are available in both Bournemouth and Southampton.







Grounds and Gardens

Outside, the property boasts a large tarmacked driveway and a single garage, while the back garden is mainly laid to lawn with a wooden terraced area and a generous shed/workshop.

Directions

From the main Ringwood Roundabout, join the A338 heading towards Fordingbridge. Shortly along this road, turn right onto Salisbury Road, then bear left onto Northfield Road. Continue along this road for approximately 0.4 of a mile, before tuning left onto North Poulner Road. Continue along here for 0.3 of a mile, taking the second right hand turn into Kingfisher Way, marked by our 'For Sale' board. Number 6 can be found on your right hand side.





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

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