



HEARNES

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St Ives, Ringwood, Hampshire, BH24 2LG

FREEHOLD PRICE £699,950

This wonderful four to five bedroom chalet bungalow has been meticulously maintained over the last 18 years or so by the present owners and now represents a versatile and spacious home, perfect for a growing family or those looking for generous rooms and space to escape to. The property has a delightful traditional feel with well-presented accommodation incorporating double glazed windows and gas fired heating.

Upon entering a spacious entrance hallway with engineered Oak flooring extends and leads through giving access to the ground floor rooms and stairs to the first floor. On the ground floor a dining room overlooks the front with a feature fireplace and wood surround, three bedrooms, one which is currently used as a master suite with a dressing area and luxury en-suite shower room. This room also has a lovely sun room, a perfect area to enjoy a book. The third bedroom is currently utilised as a well-placed study and the ground floor family bathroom has a modern suite incorporating a bath and shower cubicle. The kitchen / breakfast room is fitted with a range of wall and floor mounted units, complimenting tiling and a door to outside. An internal return door also provides access to the hallway. Finally on the ground floor the sitting room lies to the rear and extends almost the whole width of the bungalow. There are twin double opening doors into the garden and a feature fireplace with living smoke Opti Myst electric fire being a welcoming focal point. A door gives access to a conservatory at the side of the property as well as a door to outside.

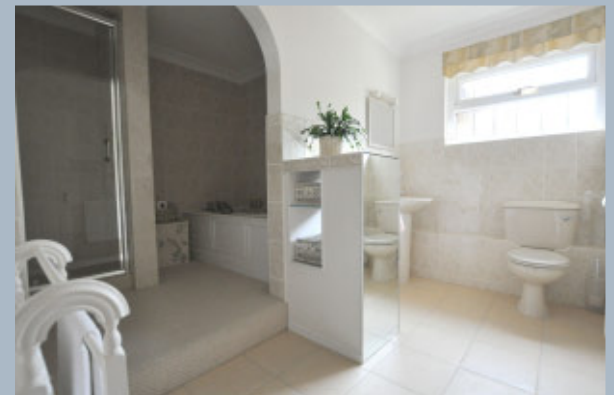
The first floor has been converted to provide two large double bedrooms and a laundry room, together with additional storage cupboards and eaves storage. The larger bedroom here also has a dressing area with wardrobes and an en-suite shower room.

Outside the property sits well back from the road via wrought iron gates with brick pillars. A block paved and shingle driveway provides ample parking and turning space and leads to the double garage with up and over electric door and pitched roof that provides ample storage. To the rear of the garage is a utility area with sink and ample space for laundry appliances. The front gardens are mature and well enclosed and give a wonderful first impression to the property. The rear gardens are well enclosed with inset mature trees and shrubs. A decked entertaining area with covered pergola provides a great space to enjoy alfresco dining and an adjacent summerhouse perfect for those chilly summer evenings. There is an extensive patio area immediately from the rear of the property with brick built BBQ that in turn also extends to the side.

COUNCIL TAX BAND: E

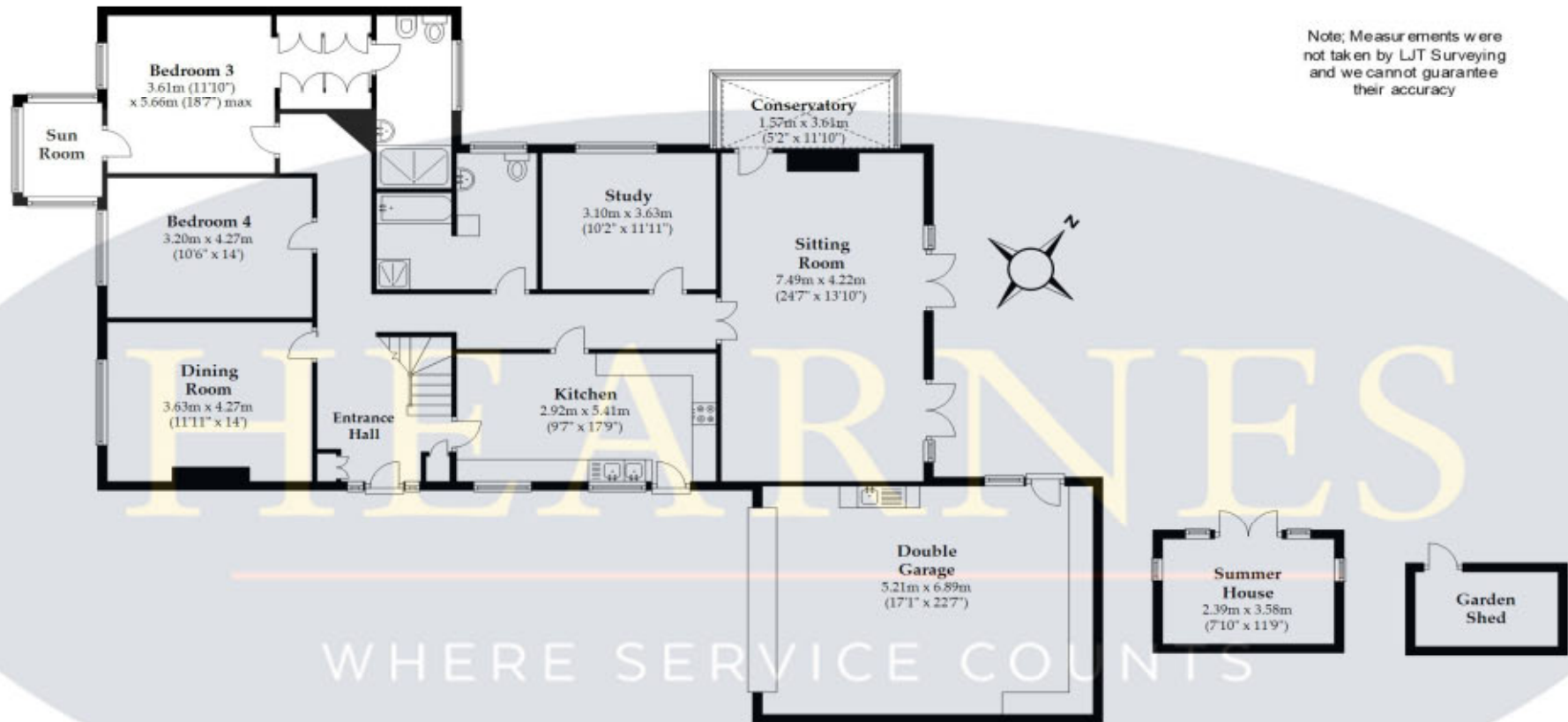
ENERGY PERFORMANCE RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.

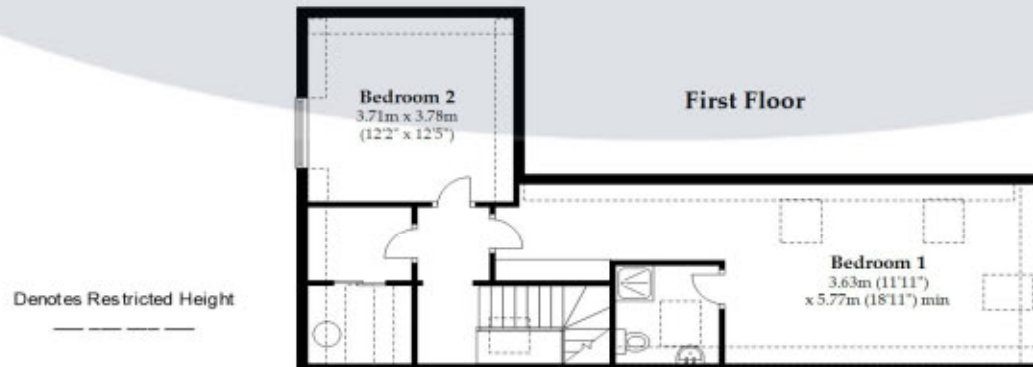




Ground Floor



First Floor



Gross Internal Floor Area: approx 251.1 sq. metres (2704 sq. feet) Excludes restricted height, Outbuildings and Garage 

Plan not to scale and is for illustrative purposes only. All internal spaces attached to the main property are included in the floor area as stated. Dimensions, North point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





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