



HEARNES
WHERE SERVICE COUNTS

WOOD
ANE

Ringwood, Hampshire, BH24 1NZ

FREEHOLD

A private and manageable rear garden, plenty of useful parking and a very popular and sought after location, are just a few features of this extensively modernised and thoughtfully extended detached bungalow. Quietly tucked away on Crow Arch Lane, this delightful property is perfect for anyone who wants to be close to local shops, schools or transport links. It is also just a short walk into central Ringwood

The current owners are nearing the completion of an extensive schedule of improvements. These include internal remodelling and an incredible full width 10 metre by 5 metre rear extension. This fantastic addition has created a simply stunning open plan kitchen/dining/day room that overlooks and opens out onto the rear garden.

There are three double bedrooms with the master having its own private en-suite shower room. The remaining bedrooms have the use of a contemporary style 4-piece family bathroom with double ended bath and separate large shower cubicle.

A warm and welcoming central reception hall greets you, with driftwood style ceramic tiled flooring that extends through into the kitchen/dining/day room.

This charming property further benefits from gas central heating and double glazing. It is nearing completion but is now at a stage where it is ready to view. It still offers a little more potential for anyone who wishes to create their own landscaped garden to the rear and side.

Local Authority: New Forest

Council Tax Band: D

Energy Performance Certificate (EPC): Rating C

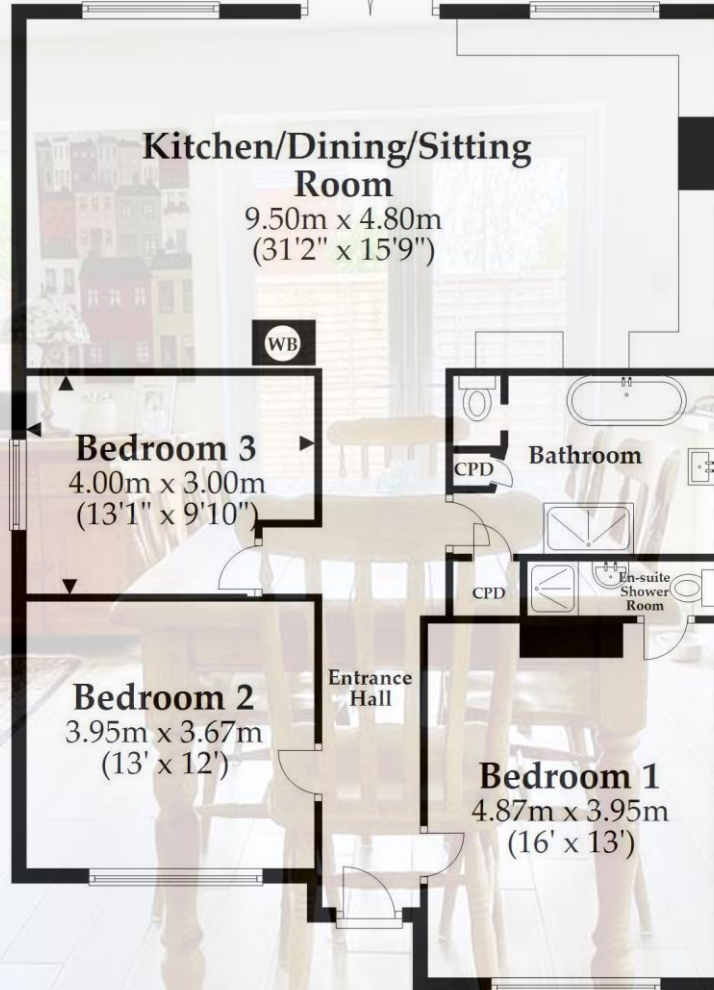
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

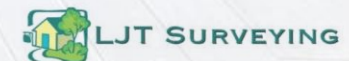
Ground Floor

Approx. 117.3 sq. metres (1262.3 sq. feet)



Total area: approx. 117.3 sq. metres (1262.3 sq. feet)

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



52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

