



111 Augustus Avenue, Fordingbridge, SP6 1FN

Having been completed in 2020, this well-designed Pennyfarthing Home still benefits from the residue of a 10 year NHBC guarantee, which expires in 2030.

The first floor accommodation briefly comprises three well-proportioned bedrooms, served by a crisp white family bathroom and useful storage cupboard. The ground floor has been carefully thought out, with a light and airy open plan design. It lies host to a comprehensively fitted kitchen/dining room with a range of sleek modern, gloss fronted units with contrasting worktops. Built-in appliances include a dishwasher and matching oven/hob. 'Driftwood' style luxury vinyl flooring extends throughout the ground floor and into the sitting room, which enjoys an aspect to the rear over the gardens.

This impressive property further benefits from efficient gas central heating (EPC rating B) and double glazing. The rear gardens can be accessed by doors from the open plan living area and have a sunny south-westerly aspect. The plot is much wider than a lot of others and extends to around 35' in length. It has been landscaped and designed for outdoor entertaining and ease of maintenance, with a realistic artificial lawn, sandstone paved terrace and composite decked seating area. There is also a very large, secure timber shed/storage and side pedestrian gate to the driveway.

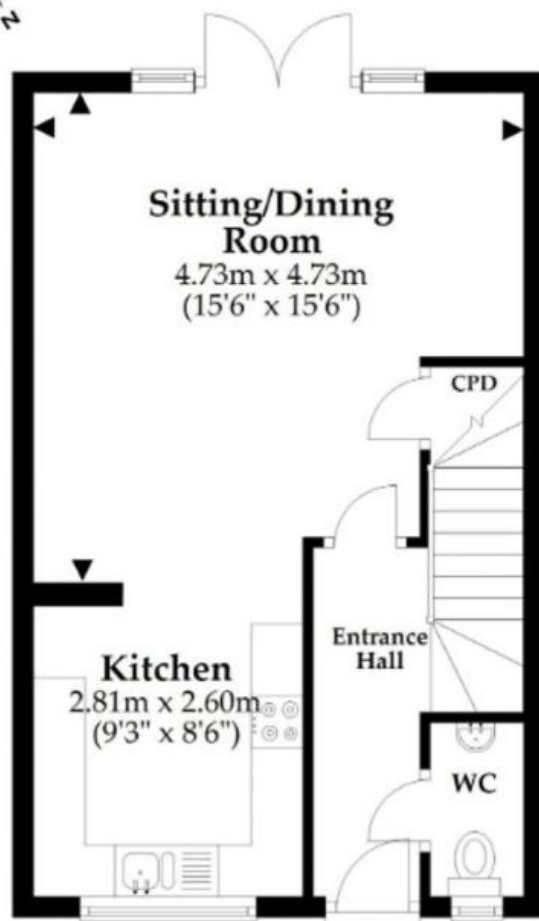
To the front is a driveway providing parking for two cars in addition to an EV charge point.





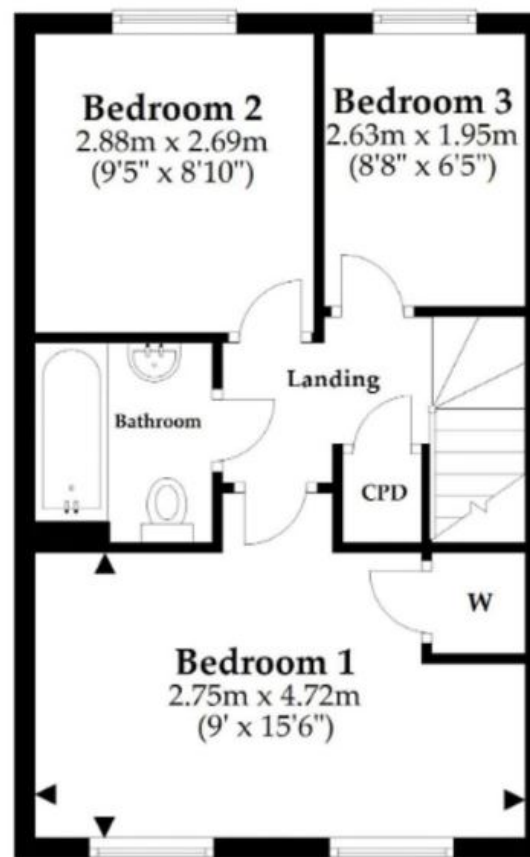
Ground Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



Total area: approx. 73.4 sq. metres (790.3 sq. feet)

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



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