



HEARNES

WHERE SERVICE COUNTS

Augustus Avenue, Fordingbridge, SP6 1FN

Asking Price £390,000

The ground floor lies host to a lovely, sleek modern fitted kitchen/dining room which has been designed to make the very best use of the space on offer. There are gloss-fronted, cappuccino coloured modern units with elegant, contrasting worktops with matching upstands and glass splashback. Integrated appliances include a Neff stainless steel 5-burner gas hob and matching oven and combination microwave and an integrated fridge freezer and dishwasher. The sitting room runs the full width of the property and enjoys an aspect to the rear, opening out into the garden. The first floor comprises three very well-proportioned bedrooms, the master with its own luxury en-suite shower room, the remaining bedrooms being serviced by a crisp white contemporary style bathroom and both having LED anti-mist heated mirrors. This stunning home further benefits from dual-zone central heating, double glazing, a useful ground floor cloakroom, luxury vinyl and laminate flooring throughout, wiring for satellite/tv and built-in wardrobes to the master bedroom.

The rear garden is unexpectedly large and is enclosed by panel fencing with a paved seating area and lawn. There is pedestrian access to the garage from the garden and driveway. The garage has power and light and an up and over door, with the driveway providing extensive additional parking.

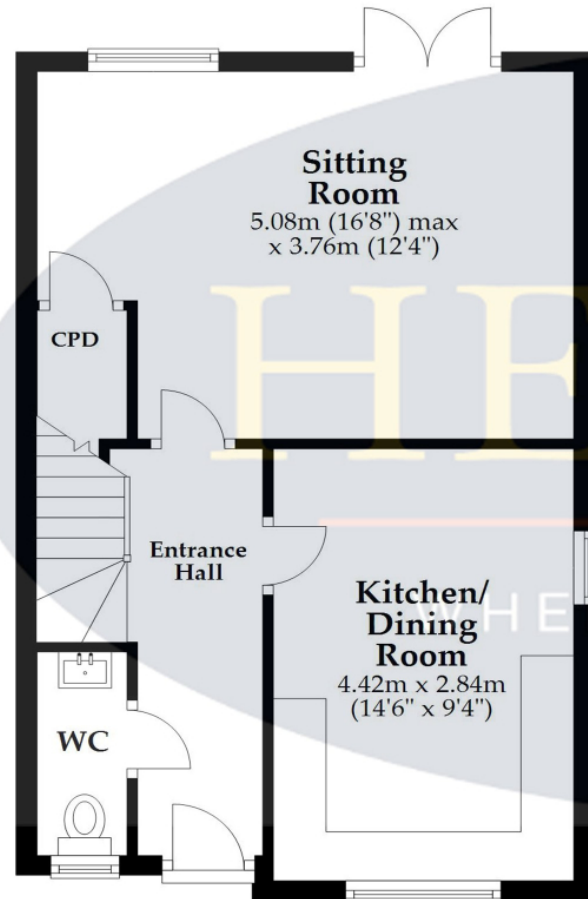
Augustus Park sits on the outskirts of Fordingbridge, overlooking farmland but still very close and convenient for access to the local schools and shops. There is a children's playground close-by and delightful walks to be had in the sustainable area of natural greenspace opposite Augustus Park which has been created for the residents and general public.



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

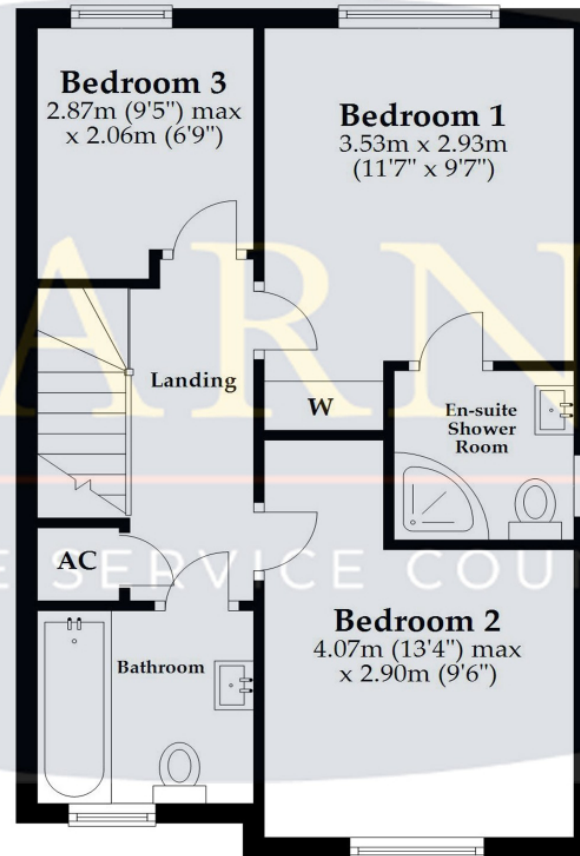
Ground Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



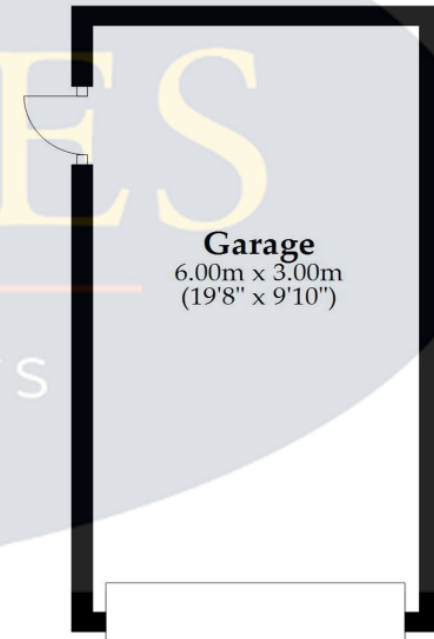
First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Garage

Approx. 18.0 sq. metres (193.7 sq. feet)



Total area: approx. 101.7 sq. metres (1094.8 sq. feet)

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



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