

Brocklebank,
New Road, Ringwood, BH24 3AU





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Offers In Excess Of: £575,000

A spacious chalet style residence with 2071 sq ft of versatile accommodation, a large rear garden and off road parking for multiple vehicles. Situated within a desirable quiet cul-de-sac location on the outskirts of Ringwood town centre and within a short distance to the desirable Ringwood schools and enjoying doorstep walks across Hampshire Hatches Lane and the Avon Valley path. Offered with no chain and vacant possession.

 1  4  3  4 +

- Quiet Cul-De-Sac Location
- Large Rear Garden - Approx 75 ft in Length
- Versatile Accommodation - 2071 SQFT
- Large Kitchen/Dining Room
- En Suite to Primary Bedroom
- Utility Room
- Tandem Garage and Parking for Multiple Vehicles
- Vacant Possession - No Chain

Entrance Porch and Hallway

Glazed UPVC double opening doors lead into the enclosed tiled porch with a secondary internal UPVC door proving access into the entrance hallway where there are built in store cupboards with shelving and rails for coats and shoes, and an additional under stairs storage cupboard. The hallway is laid with laminate wood effect flooring which also leads into the sitting room, bedroom three and four. The hallway provides access to all ground floor accommodation with the stairs rising to the first floor landing.

Ground Floor W.C

The ground floor cloakroom has partially tiled walls and features a low-level WC, basin with vanity unit below and a hung towel rail.

Sitting Room

The separate sitting room is located to the front of the property with two picture windows providing plenty of natural light. The spacious room has ample space for a large sofa suite and features a centralised gas log burner fireplace with a stone mantle and hearth surround.

Kitchen/Dining Room

The spacious 'L' shaped kitchen dining room has a comprehensive range of floor and wall units with a granite effect laminate worksurface and a stainless steel sink and a half with drainer and mixer taps. A window has an aspect over the rear garden from here and a UPVC personnel door leads to the side path and rear patio. Appliances in the kitchen include a freestanding oven with a gas hob and a Hotpoint chimney hood extractor over, an integral dishwasher and there is space for an American style

fridge/freezer. The dining area has ample space for an eight seater table and chairs and freestanding furniture/dresser if required.

Utility Room

An internal door from the kitchen leads into the utility room where there is space and plumbing for tumble dryer and washing machine. There is ample space for further storage units if required and makes a fantastic boot room/store room. The Vaillant boiler is located here.

Bedroom 3 & Wet Room

Bedroom three is located on the ground floor and is a large double bedroom which benefits from fitted wardrobes and a fully tiled wet room which consists of a low level WC, wall hung basin with mixed taps, towel rail and wall mounted Mira power shower and also features UPVC double opening doors which lead out to the rear garden and patio area.

This room makes an ideal self-contained space for an elderly relative or perhaps an adult child at home. Bedroom four would also make a perfect secondary sitting room which provides a self-contained annexe area to the property.

Bedroom 4

Bedroom four is a smaller double bedroom or potentially a second sitting room/snug. This room also has an aspect over the rear garden.



First Floor Landing

The first floor landing features a built in storage cupboard and provides access to the primary bedroom, bedroom two and the family bathroom.

Bedroom 1 & En Suite

The generous size primary bedroom is located to the front with a picture window in the gable. The bedroom has been fitted with a range of built-in wardrobes and drawers and also benefits from an a fully tiled en suite shower room which comprises a walk in shower enclosure with a Mira shower attachment, a low-level WC, wash and basin with vanity unit and mixer taps with a built in mirror and storage above, a wall hung towel, walking shower With Myra.

Bedroom 2

Bedroom two is another spacious

double bedroom which also features built-in wardrobes and enjoys an aspect over the rear garden

Family Bathroom

The tiled bathroom comprises of a corner Jacuzzi bath, low level WC, wash hand basin and pedestal, a wall hung towel rail.

Tandem Garage

The tandem garage has an up and over door to the front, power and lighting and UPVC glazed door to the rear of the garage provides access from the garden.

Externally

The rear garden is approximately 75 feet in length and is mainly laid to lawn with a patio area and hard standing directly off the rear of the property. The garden is enclosed with fencing and raised borders and a side path provides access to the front of the property and tarmacked driveway where there is parking for multiple

vehicles. The front is enclosed with fencing a shingle border.

Location

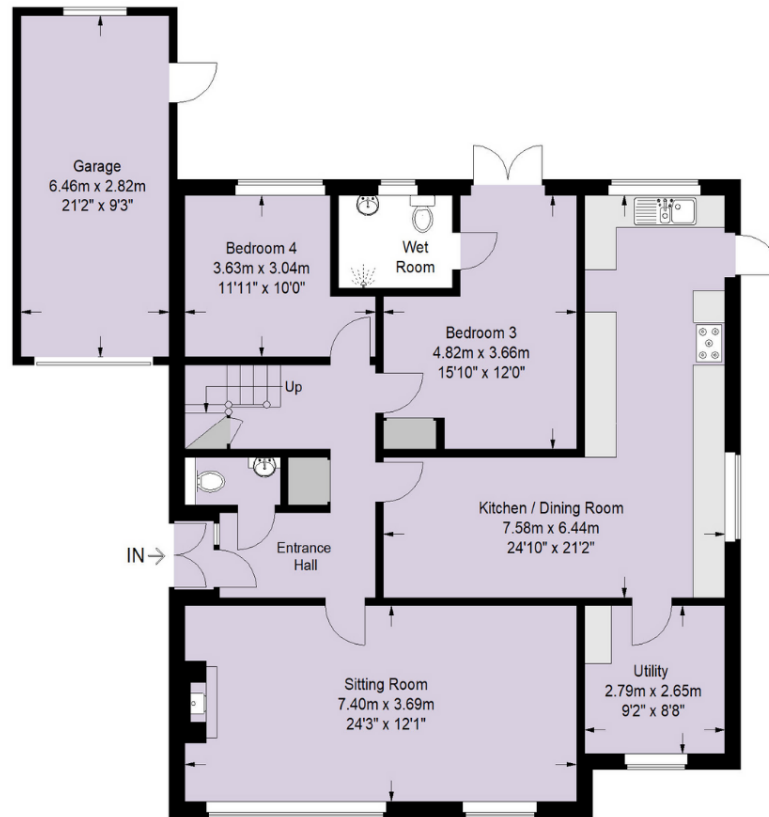
A well-positioned four bedroom detached chalet home located within easy walking distance of Ringwood town centre and the sought after schools. Ringwood itself offers a great range of educational, recreational and retail facilities within the area and offers easy access to commuter routes. There are mainline train stations and international airports at Bournemouth and Southampton and Ringwood also offers a major coach and bus station with the National Express coaches travelling regularly to London and its airports. The golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach.

Tenure – Freehold

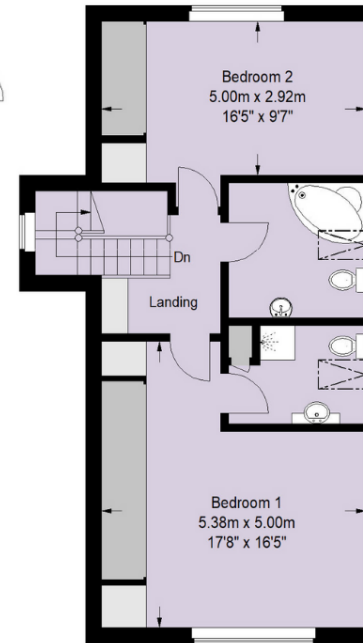
EPC – D

COUNCIL TAX BAND - E





GROUND FLOOR



FIRST FLOOR

PARKING: 

NEW ROAD
RINGWOOD
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1238 SQ FT
FIRST FLOOR AREA	637 SQ FT
TOTAL FLOOR AREA	2071 SQ FT
COUNCIL TAX	E
EPC RATING	C
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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