

Lawrence Road,
Poulner, Ringwood, BH24 1XQ



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MOVING BEYOND EXPECTATIONS



Guide Price: £365,000

Tucked away into a quiet corner of a cul-de-sac in Ringwood and backing onto open fields is this 3/4 double bedroom house which offers versatile and spacious accommodation throughout. Offered chain free this link detached family home is within fantastic school catchments and comprises of a garage with internal access, driveway parking, an open living and dining room, a large kitchen, downstairs bedroom study, WC and private back garden. Contact us today for further information and viewing arrangements.

 2  3  2  Garage and Driveway

- Three/Four Double Bedroom Detached Home
- Chain Free
- Garage and Driveway Parking
- Quiet Cul-De-Sac Location
- Walking distance to Ringwood Town Centre
- Within popular School Catchments
- Downstairs WC



Entrance

Approached via concrete stairs with wall surround or a sloped driveway and a lawned area to the front right this well established home is entered via composite front door. Providing access to an enclosed porch with UPVC double glazed window bright and spacious hallway. There is ample room for coats and shoes whilst an understair cupboard provides further storage.

Sitting Room & Dining Room

The spacious sitting room is located towards the front of the property and enjoys a bright aspect via a large double glazed window. Accessed via the hallway this carpeted room benefits

from as a feature fireplace as a focal point. A stone open archway leads to the dining room which enjoys views across the garden via sliding doors. The dining room runs adjacent to the kitchen and also features a serving hatch.

Kitchen/Breakfast Room

The extended kitchen features white shaker style base units with contrasting worktops and subway style tiles as splashback and also provides private external access to the back garden. Comprising of an eye level double oven, five ring gas hob, stainless steel sink and drainage board, double aspect windows and space and plumbing for freestanding appliances.

Study/Bedroom 4

Accessed via the kitchen is a versatile room located to the back of the property. Offering ample space for an a ground floor bedroom or perfect home office.

Downstairs WC

Conveniently positioned on the ground floor the WC is fitted with laminate flooring and comprises of a low level WC and wash hand basin.

Landing

Providing access to all first floor rooms the carpeted landing benefits from a side aspect window and houses a large airing cupboard containing the boiler. Access to the loft can be gained via the landing area.

Bedroom 1

Located to the front of the property on the first floor and accessed via the landing is this generously sized double bedroom which benefits from a great amount of built in wardrobes and enjoys elevated views across Poulner.

Bedroom 2

Another spacious double bedroom benefitting from integrated wardrobes and featuring wonderful views of the open fields behind the property.

Bedroom 3

The smallest of the three bedrooms would make for a fantastic nursery or child's bedroom and is located to the front of the property.

Family Bathroom

Accessed via the first floor landing this wetroom space features fully tiled walls, an electric power shower, low level WC, wash hand basin with vanity storage and an opaque window to the rear.

Garage

Found to the front of the property the integral garage benefits from a private internal door and is fitted with an up and over door. Featuring power and lighting the garage offers a large amount of storage space.

Garden

The private back garden can be accessed via a secure gate found to the right hand side of the property or doors from the kitchen or dining

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room. Featuring a tiered flower bed to the rear the garden backs onto beautiful open fields.

Location

With direct access to the New Forest and popular dog walking spots the property sits in an extremely convenient position. The Poulner district of the town is within walking distance of Ringwood high street and is perfectly positioned to take advantage of the popular Ringwood Academy School and the local Poulner Infant and Junior schools. Ringwood is a bustling market town with an ever growing, affluent property market and is considered by many to be the heart of the New Forest National Park.

Located on the western edge, at a crossing point of the River Avon, Ringwood's popularity continues to increase, thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches and coastline.

Tenure:
Freehold

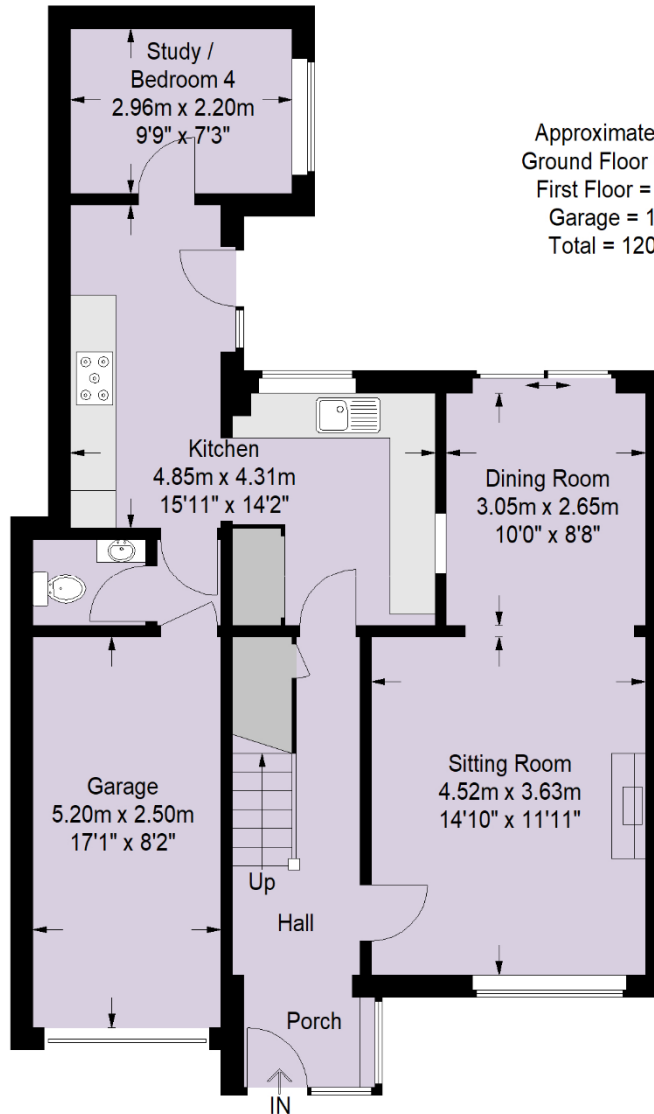
Council Tax Band:
D

EPC Rating:
D

Local Authority:
New Forest

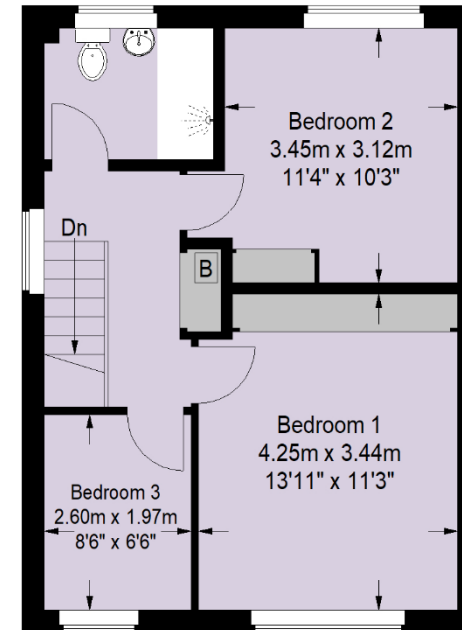


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 64.9 sq m / 698 sq ft
 First Floor = 42.6 sq m / 458 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Total = 120.5 sq m / 1296 sq ft



First Floor

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Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

