

Pelican Mead
Ringwood, BH24 3RG





Guide Price: £550,000

Refurbished to a high standard this immaculately presented four bedroom family home is conveniently located within a quiet cul-de-sac. Situated within fantastic school catchments this extensively remodelled detached property benefits from a modern kitchen/diner spanning the length of the property, large double aspect living room, an ensuite shower room, downstairs WC and a well-proportioned back garden. Complete with off road parking for multiple vehicles this property is available for viewing upon request.

 2  4  3  Multiple

- Four Bedroom Detached Family House
- Contemporary Open Plan Kitchen/Diner
- Remodelled and Refurbished Throughout
- Off Road Driveway Parking
- Bright and Spacious Living Room
- En-suite Shower Room
- Within Good School Catchments
- Downstairs WC
- Quiet Location



Entrance

Approached via a block paved front driveway with parking spaces for multiple vehicles, the property is accessed via a composite front door leading to an open hallway featuring wood affect flooring which continues into the kitchen/diner. Housing the carpeted staircase the hallway is complete with space for shoe and coat storage.

Kitchen / Dining Room

Accessed via the hallway the large open plan kitchen/dining room spans the length of the property and has been refurbished to an extremely high specification. Featuring

LED downlights and under counter strip lighting the contemporary kitchen comprises of handleless navy base units, contrasting white eye level cupboards and a quartz worktop. Finished with herringbone subway tile splashbacks the kitchen also consists of an integrated dishwasher, full length fridge, freezer, Neff double ovens and five ring gas hob. Complete with front facing double glazed window, space and plumbing for a washing machine, a pull out pantry cupboard, double sink and drainage area, as well as a large utility cupboard housing the boiler and space and plumbing for a tumble drier. Seamlessly linked to the dining area and separated via a breakfast bar with

stool seating for two people. The dining area enjoys views across the garden via double glazed French doors and also benefits from access to the large understair cupboard as well as profiting from a door linking it to the large living room.

Sitting Room

Featuring carpeted flooring and neutral décor the bright and spacious sitting room can be accessed from the hallway or dining room and enjoys view and access to the garden via UPVC double glazed sliding doors. This large double aspect room also features a window to the front aspect and has ample room for sofa suites and further furniture.

Downstairs WC

Comprising of a low-level WC, front aspect opaque double glazed window, wash hand basin with vanity unit and a radiator.

Landing

The first floor landing is reached via a carpeted staircase and provides access to all four bedrooms as well as housing the airing cupboard and the loft hatch.

Bedroom 1

Located to the front right of the property, bedroom one is a spacious and bright room benefiting from ample room for large free standing furniture as required as well as enjoying the use of a

modern ensuite shower room. Comprising of a porcelain wall and floor tiles, the shower room is complete with a corner shower unit, wash handbasin, vanity unit with drawers and a heated towel rail.

Bedroom 2

Enjoying elevated views of the back garden via UPVC double glazed window bedroom two is a well proportioned double room with carpeted flooring.

Bedroom 3

Accessed via the landing and positioned at the front of the house bedroom three is a neutrally decorated double room.

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Bedroom 4

A versatile single room currently utilised as an office with sofa bed, bedroom four would make for the perfect nursery or bedroom for young child.

Family Bathroom

Finished to the same high specification found throughout the family bathroom features stylish floor tiles and subway style tiled walls. Further comprising of a pannelled bath, with glass shower screen and mains shower, wash hand basin with vanity drawer unit, opaque window to side aspect, low level WC, back lit wall mounted mirror and a towel rail.

External Areas

The property is approached via a block paved driveway allowing for parking for multiple vehicles, whilst the front garden is complete with lawn area and mature shrub surround. Secure gated access can be used to reach the back garden which can also be accessed via doors from the dining or sitting rooms. Enclosed by board fencing the private back garden has been carefully designed with the patio making the most of afternoon sun under a timber frame pergola and a further wrap around patios offer further places to sit and enjoy al fresco dining. Predominantly laid to lawn the garden is complete with raised flowerbeds.

Location

Located in the popular semi-rural area on the edge of Hightown and within walking distance to Hightown Lakes, the Castleman trailway and a popular country pub. The property is extremely well positioned in a convenient location just a short distance from the popular and bustling market town of Ringwood and within the highly regarded Ringwood school catchments. Located on the western edge of the New Forest, 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 with the wonderful open New Forest being on your doorstep.

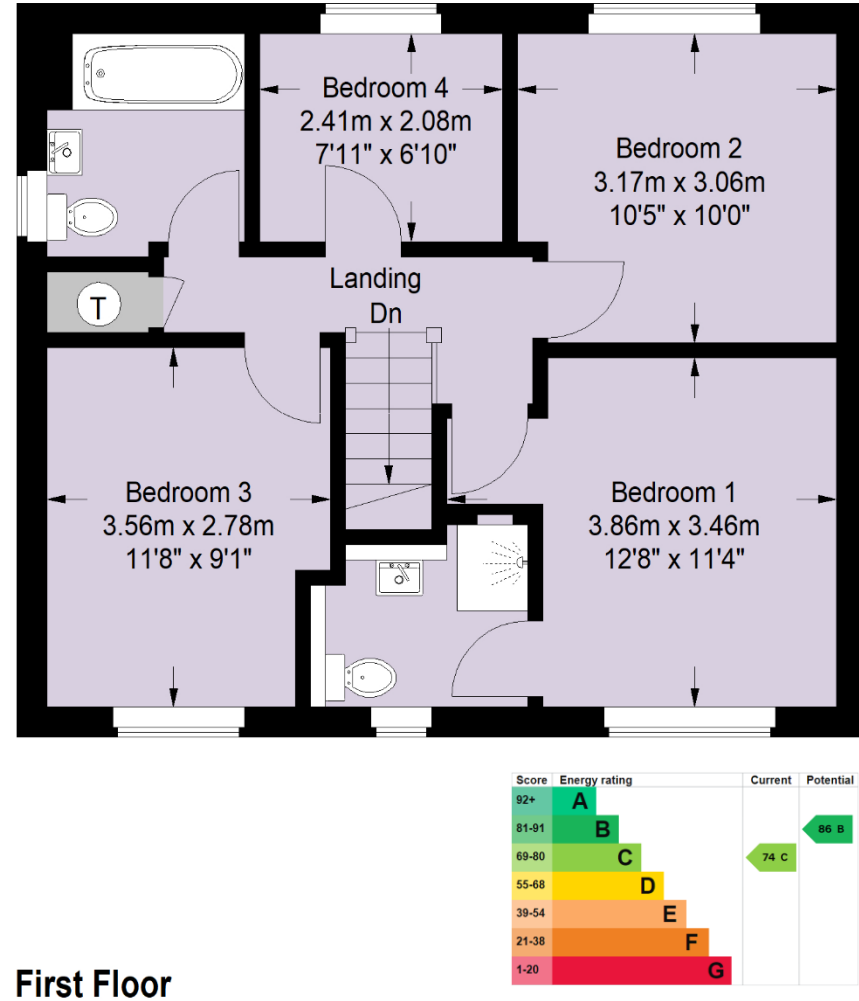
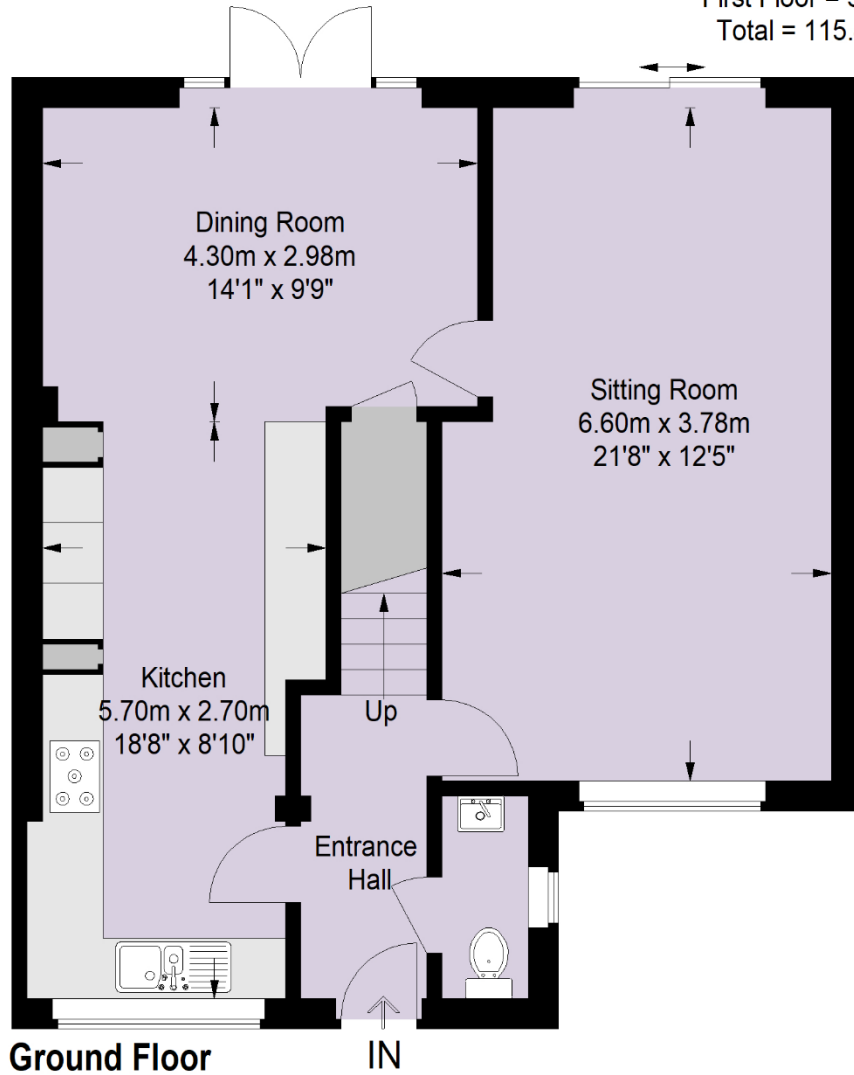
Council Tax Band: E

Local Authority: New Forest

EPC Rating: C



Approximate Gross Internal Area
 Ground Floor = 63.5 sq m / 683 sq ft
 First Floor = 51.9 sq m / 559 sq ft
 Total = 115.4 sq m / 1242 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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