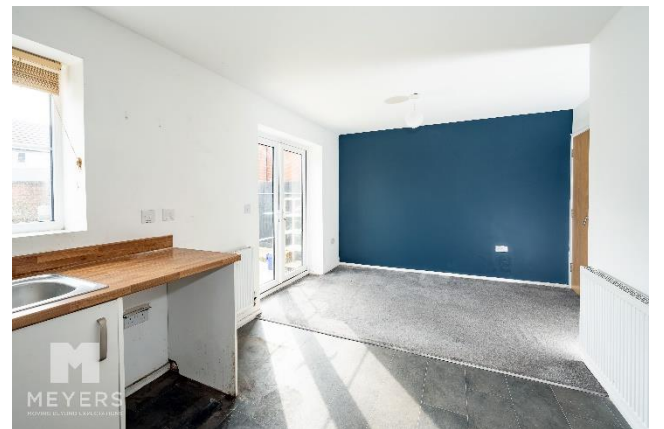


Narrowleaf Drive,
Ringwood, BH24 3FR



M
MEYERS
MOVING BEYOND EXPECTATIONS



Shared Ownership Price: £193,500

Built CIRCA 2019 by Linden Homes, this four bedroom semi-detached house is offered to the market with no onward chain and vacant possession. Conveniently positioned within the popular family community of Beaumont Park and enjoys a lovely aspect to the front elevation with nearby rural walks through open green space and around Hightown Lakes. The ground floor accommodation features a spacious sitting room, ground floor cloakroom and kitchen/dining room with access to the rear garden with first floor featuring a family bathroom which serves all four bedrooms and a low maintenance rear garden and two allocated off road parking bays. An ideal property for a growing family.



- Built CIRCA 2019 by Linden Homes
- 45% Share £193,500
- Monthly Rent £784.23
- Monthly Service Charge £26.14
- Remaining Lease Term: 120 years
- Freehold Purchase Price at the RIC's Valuation of £430,000
- Off Road Parking for Two Vehicles
- NHBC Warranty Remaining
- Open Green Space and Rural Walks off the Doorstep
- Ringwood School Catchment

Entrance Hallway

Entering the property via the covered storm porch and UPVC front door, you are greeted with a bright and spacious hallway which provides access to all ground floor accommodation with the stairs rising to the first floor landing. A built in cupboard provides storage space for coats and shoes and houses the electric fuse board.

Ground Floor Cloakroom

The ground floor cloakroom is located off the hallway and comprises a low level W.C, corner wash hand basin and pedestal with a mixer tap over and is finished with tile effect flooring.

Sitting Room

The sitting room

is located to the front elevation with a pleasant aspect. The room itself is generous in size and has ample room for sofa suits, chairs and freestanding furniture.

Kitchen/Dining Room

The kitchen dining room is located to the rear elevation with views over the garden from the kitchen and dining room area, with access to the outdoor patio via the UPVC French doors. The kitchen offers a range of floor and wall mounted units with a contrasting wood effect worksurface which is fitted with a stainless steel sink unit and drainer with a mixer tap, four ring gas hob and stainless steel splashback and chimney hood extractor over and under counter oven. There is space for

appliances to include a washing machine, dishwasher and fridge/freezer. The combination boiler is located behind a corner wall cupboard and the flooring within the kitchen has been finished with a tile effect vinyl floor. The dining area has ample space for a six seater table and chairs and a door provides access to the understairs storage cupboard.

First Floor Landing

From the hallway the stairs rise to the first floor landing which provides access to all four bedrooms, family bathroom and a fitted cupboard for linen. A ceiling hatch provides access to the loft.

Bedroom 1

The primary bedroom is located to the front aspect and there is ample space for a king size bed

and freestanding furniture.

Bedroom 2

Another generous double bedroom with space for king size bed and freestanding furniture with an aspect over the rear garden.

Bedroom 3

A large single bedroom/small double with an aspect over the rear garden.

Bedroom 4

A large single bedroom/small double with an aspect to the front elevation.

Family Bathroom

The family bathroom serves all four bedrooms and comprises a low level W.C, pedestal wash hand basin

with a mixer tap and tiled splashback, panelled bath enclosed with tiled walls and shower attachment over with valve taps.

Externally

To the front of the property, parking bays provide off road parking for two vehicles with a path leading up to the UPVC front door and storm porch and continues to the side gate which accesses the rear garden. Enclosed with fenced boundaries and mature shrub borders with a lovely open aspect.

The rear garden is enclosed with board fencing to all boundaries with shrub borders. The garden is mainly laid to decorative stone with a patio directly off the rear of the property and access from the

kitchen, perfect for alfresco dining and outdoor entertaining. A garden shed is located to the far corner with an area to the side for additional storage.

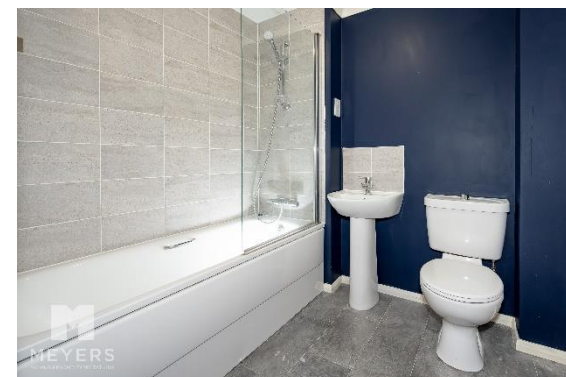
Location

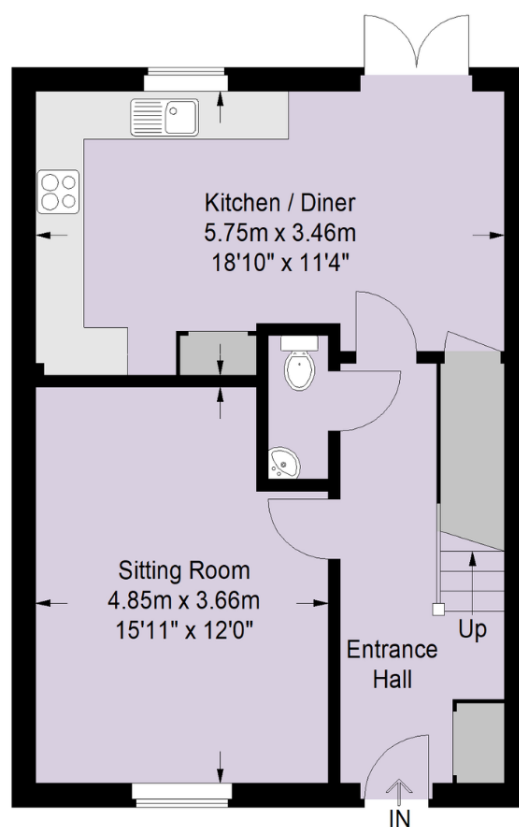
Beaumont park sits within walking distance of the Castleman trailway and a popular local country pub. Just a short walk along the Trailway takes you to the bustling high street of Ringwood and all of its boutique shops, restaurants and coffee shops. Considered by many to be the heart of the New Forest National Park, Ringwood's popularity continuously seems to grow with its sought after schools and community feel. Situated on the western edge of the

New Forest, 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 Bournemouth beach and Jurassic coastline.

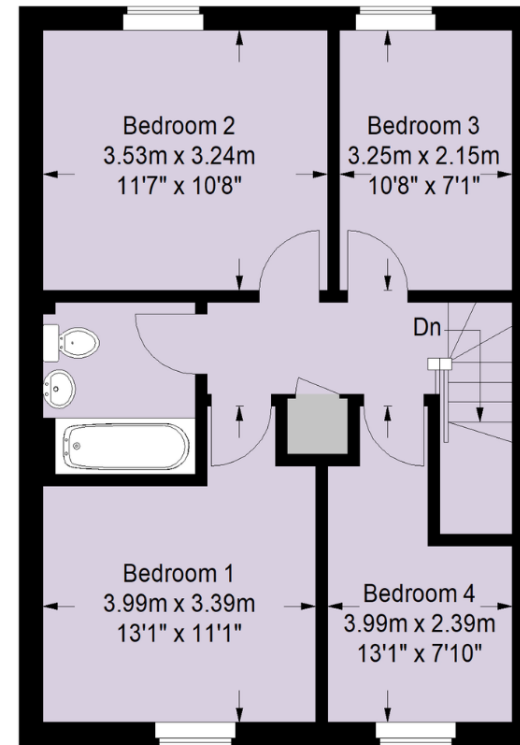
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure – FREEHOLD
EPC – B
Council Tax - D





Ground Floor



First Floor

PARKING: 

NARROWLEAF DRIVE
RINGWOOD
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	550 SQ FT
FIRST FLOOR AREA	545 SQ FT
TOTAL FLOOR AREA	1095 SQ FT
COUNCIL TAX	D
EPC RATING	B
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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