

**Queens Way,**  
Ringwood, BH24 1QF










# Guide Price: £340,000

A well-presented three bedroom family home which is situated in a family friendly area close to the sought after Ringwood schools and local amenities. The accommodation comprises a separate kitchen, sitting/dining room and cloakroom on the ground floor with two doubles and single bedroom and bathroom on the first floor. Integral garage/workshop/utility and studio/office and a landscaped garden and off road parking. This property could make an ideal first time purchase or perhaps a young family moving into the area.

 1  3  1  2

- Three Bedroom Semi Detached Family Home
- Separate Kitchen overlooking the rear Garden
- Sitting Room with Open Fire and Dining Area
- Ground Floor W.C and First Floor Bathroom
- Integral Garage/Workshop/Utility Area & Home Studio/Office
- Landscaped Rear Garden - Pergola's/Summerhouse
- Short Walk to the Highly Desirable Ringwood Schools
- Off Road Parking and Log Store

## **Entrance Hallway**

UPVC front door leads into the enclosed entrance porch which is finished with tiled flooring and has space for coats and shoe storage. An additional UPVC internal door then leads into the hallway which is finished with laminate flooring and provides access to the kitchen, ground floor W.C and the stairs rise to the first floor landing from here.

## **Ground Floor Cloakroom**

The ground floor cloakroom comprises a low-level WC, wash hand basin with vanity storage below and a mixer tap over, wall mounted towel rail and an opaque window to the front elevation. Laminate flooring continues from the entrance hallway.

## **Kitchen**

A partially glazed internal door from the hallway leads into the separate kitchen which enjoys a view over the rear garden and comprises a comprehensive range of floor and wall mounted units with a contrasting worksurface which is fitted with two circular stainless steel sink units and a mixer tap over. Appliances include an under counter oven with a four ring gas hob and stainless steel chimney style extractor over enclosed with tile splashback. There is space and plumbing for a dishwasher and washing machine and storage is located under the stairs.

## **Sitting/Dining Room**

An internal door from the kitchen then leads into the dining area which has an

aspect over the garden via a window and UPVC French doors. The laminate flooring continues from the kitchen into the dining area and there is space for a dining suite and chairs and an American style fridge/freezer if required. The electric fuse board is housed behind a wall cupboard and the Worcester Bosch boiler is located in the corner of the room. An open arch leads into the spacious sitting room which features a bay window with an aspect over the front garden and a centralised open brick fireplace with a tiled hearth. There is ample room for freestanding furniture and a sofa suite.

## **First Floor Landing**

The bright and airy first floor landing provides access to all three bedrooms and the family bathroom. A ceiling hatch with

a pulldown ladder provides access to the loft.

## **Bedroom 1**

A generous double bedroom which is located to the rear elevation with a window overlooking the garden. Ample space for a king/super king bed, bedside tables and freestanding furniture.

## **Bedroom 2**

Located to the front elevation, another generous size double bedroom with alcove storage and ample space for freestanding furniture.

## **Bedroom 3**

A single bedroom or nursery. This room is currently utilised as a home study space and benefits from an opaque window to the side elevation.

## **Family Bathroom**

The family bathroom has been finished with tiled walls and laminate flooring and comprises a low-level WC, ceramic wash handbasin and pedestal with a mixer tap, enclosed panelled bath with mixer valves, overhead Mira power shower and a wall mounted towel rail.

## **Garage/Workshop/Studio**

Integral to the kitchen, a UPVC door leads into the garage where there is further additional storage and under counter space for a tumble dryer. Double doors provide access to the front driveway and an internal door leads into the workshop at the rear of the garage and an additional door provides access to the studio with a personnel door leading to the garden.

## Externally

A tarmac driveway leads a five bar gate which provides access to the driveway and off-road parking space which is enclosed by fenced borders, A log and bin store is located here. The established front garden has been planted with tree's and shrub borders and is enclosed by a brick wall and piers with inset board fencing and a pathway leads to the front door.

The landscaped rear garden has been designed in sections with a patio area and outdoor pergola directly off the rear of the property, perfect for entertaining and accessing the dining area and kitchen. Meandering paths and slate bed borders lead to the summer house/cabin which has power and lighting and currently utilised as a bar/games room, an additional lean to seating area is located off the back of the cabin to provide an additional seating area and a walkway leads to the far end of the garden which has been fished with decking. All enclosed with panelled fencing and established tree's and shrubs which provide a tranquil and private space.

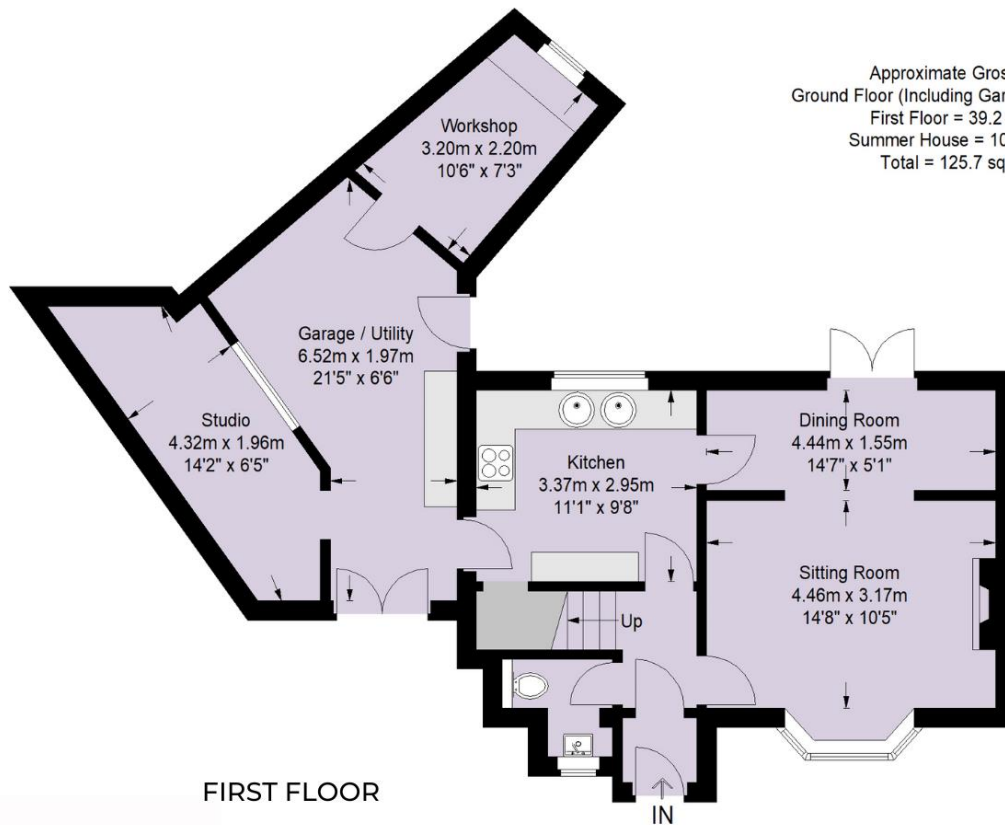
## Location

This conveniently positioned three bedroom semi-detached house is situated within walking distance to Ringwood Schools, local amenities and bus routes. Ringwood itself is a short distance away and offers a great range of educational, recreational and retail facilities with the area offering easy access to commuter routes. There are mainline train stations and international airports located nearby at Bournemouth and Southampton and Ringwood also features a coach station including National Express Transport services travelling regularly to London and its airports. The golden sands of Bournemouth beach and the New Forest National Park are also within easy reach.

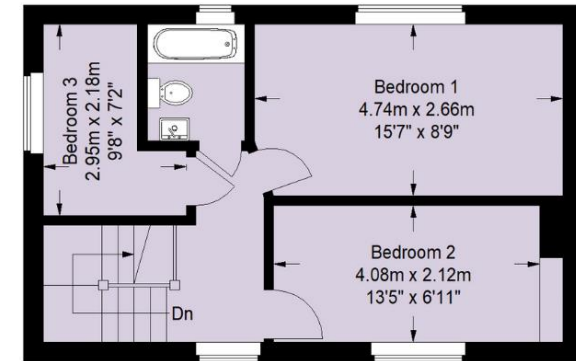
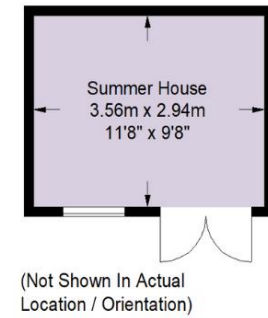
**COUNCIL TAX BAND – D**  
**EPC - C**







Approximate Gross Internal Area  
 Ground Floor (Including Garage) = 76 sq m / 818 sq ft  
 First Floor = 39.2 sq m / 422 sq ft  
 Summer House = 10.5 sq m / 113 sq ft  
 Total = 125.7 sq m / 1353 sq ft



PARKING:

**QUEENS WAY**  
**RINGWOOD**  
**BH24**



Copyright: Meyers Estates 2021

APPROXIMATE AREAS	
GROUND FLOOR AREA	818 SQ FT
FIRST FLOOR AREA	422 SQ FT
TOTAL FLOOR AREA	1353 SQ FT
COUNCIL TAX	C
EPC RATING	D
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.

**01425 561227**  
**Ringwood@meyersstates.com**  
**www.meyersstates.com**

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.

