

Ivy Close

St Leonards, Ringwood, BH24 2QZ





Guide Price: £725,000

Offered CHAIN FREE is this immaculately presented five double bedroom detached house. Conveniently located in a quiet corner of a cul-de-sac this spacious family home features bright accommodation throughout with four reception rooms, five double bedrooms, an ensuite shower room, utility room, family bathroom, downstairs WC and private back garden. Offering further extension opportunities subject to planning permission the property is complete with driveway parking for two vehicles this property is available for viewing upon request.

 4  5  3  Driveway Parking

- Five Bedroom Detached Family House
- Chain Free
- Bright and Spacious Accommodation Throughout
- Off Road Driveway Parking
- Private Back Garden
- En-suite Shower Room
- Utility Room & Downstairs WC
- Extension Potential
- Quiet Cul-De-Sac Location



Entrance

Approached via a block paved front driveway and white picket fence is an external, covered storm porch. Preceding the internal porch is a UPVC front door, the porch provides suitable space for shoe and coat storage whilst glass double doors provide access to the main hallway. Complete with wooden flooring the hallway houses a feature staircase.

Kitchen

Accessed via the dining room the spacious kitchen enjoys views across the back garden via a double glazed window and features borrowed light from an opaque window to the hallway. Comprising of

white gloss base and eye level units with contrasting marble counter tops and downlights, integrated fridge freezer, double oven, Samsung ceramic hob, dishwasher and undercounter bin storage. Complete with a stainless steel double sink and tiled splashback. The large kitchen provides access to the utility

Utility Room

Featuring an eye level window to the side aspect, the fully tiled utility room houses the condensing Glowworm boiler, further white gloss base and eye level units, worksurface space and space and plumbing for a washing machine and tumble dryer.

Living Room

Located to the left of the property and featuring wooden floors is the double aspect living space stretching the length of the main property, with ample room for large furniture as required. Enjoying access to the patio via sliding doors and a bay window to the front the living room is complete with an Electric fireplace with marble hearth and surround.

Sitting Room

A door from the hallway precedes two steps down to the spacious sitting room. A fantastic family area offering versatile accommodation which could be converted to a garage if required.

Dining Room

An open archway found in the hallway leads to the dining room which itself leads directly to the kitchen. Benefitting from a side aspect window the dining area is complete with wooden flooring.

Garden/Games Room

An extension to the original home this well-proportioned room is accessed via the utility, located to the rear of the property and offers triple aspects of the private back garden. Sliding doors or a separate double glazed door provide garden access whilst this versatile room could be utilised as family room, formal dining area or games/garden room.

Downstairs WC

Comprising of a low-level WC, front aspect opaque double glazed window, wash hand basin with vanity unit and a radiator the downstairs WC is complete with Porcelanosa Tiles.

Bedroom 1

Accessed via the landing and positioned at the front of the house, bedroom one is an extremely well-proportioned double room benefitting from floor to ceiling wardrobes. Also profiting from a fully tiled en-suite shower room (access hidden behind wardrobe doors). The en-suite features a walk in shower, WC with vanity sink unit, chrome towel rails and opaque window.

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Bedroom 2

Enjoying elevated views of the back garden, bedroom two also benefits from a large amount of built in wardrobe storage.

Bedroom 3

The third double bedroom is another spacious room with integrated wardrobes.

Bedroom 4

A south facing room with ample space for a double bed and free standing furniture.

Bedroom 5

The perfect home office or fifth bedroom overlooking elevated views to the rear.

Family Bathroom

Finished to the same high specification found throughout the family bathroom features stylish floor tiles and wall Porcelanosa tile. Comprising of a panelled bath, with glass shower screen, wash hand basin with vanity unit, opaque window to rear 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. A white picket fence and lawn area completes the front aesthetic whilst a secure gate provides access to the side. Enclosed by board fencing the private back garden features a patio area for al-fresco dining, lawn area, shed and a greenhouse.

Location

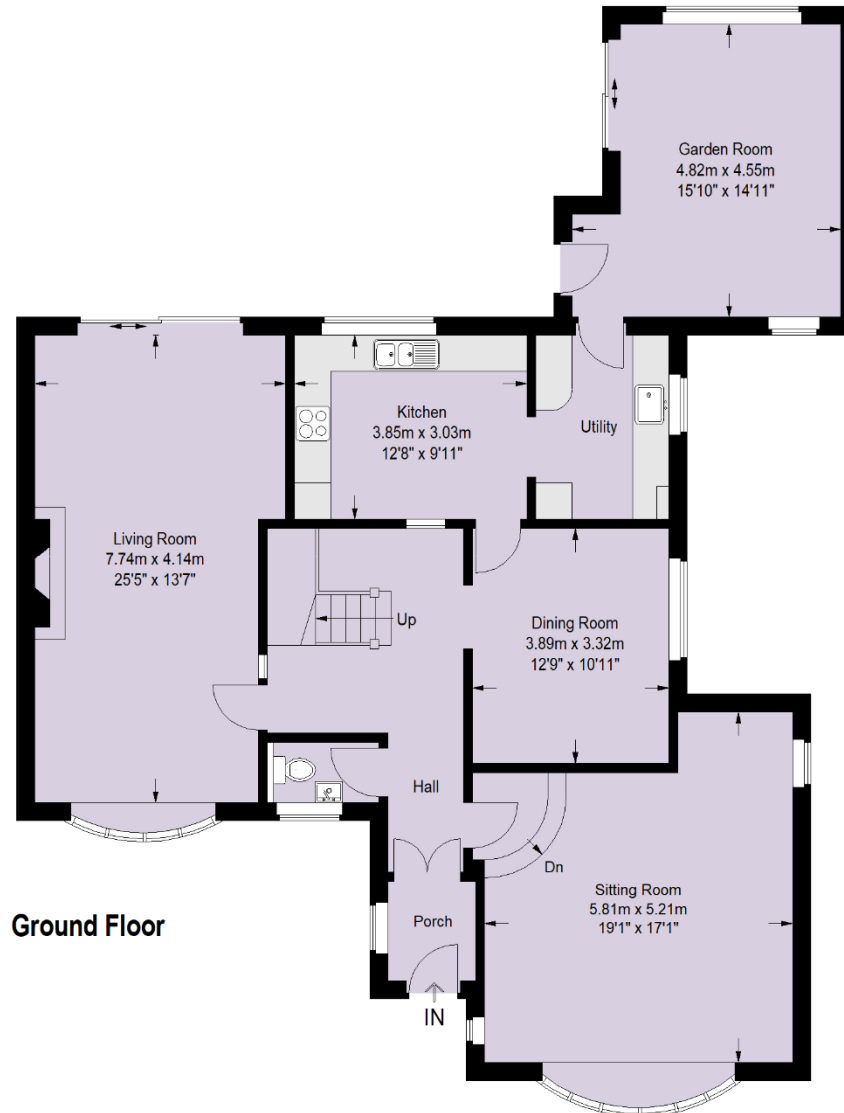
Located in a popular cul-de-sac the property benefits from backing onto a small woodland area whilst a local park, tennis club and playground are just a short '5 minute' walk away to the back of the property. St Leonards is a sought after area just a short distance from the popular and bustling market town of Ringwood. 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 and is a 'stone's throw' from the family friendly Moors Valley Country Park.



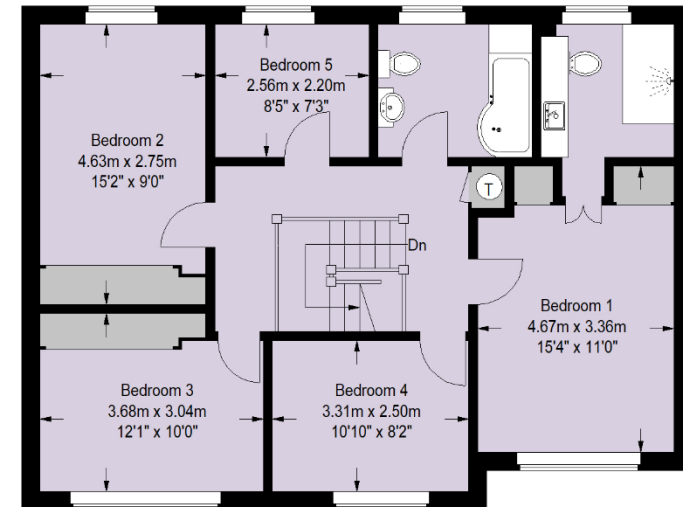
Council Tax Band: F

Local Authority: Dorset

EPC Rating: D



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 131.9 sq m / 1420 sq ft
First Floor = 79.2 sq m / 852 sq ft
Total = 211.1 sq m / 2272 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		

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