

NARROWLEAF DRIVE
Ringwood | BH24 3FS





Guide Price : £325,000

This beautifully presented two double bedroom end of terrace house offers bright and spacious accommodation throughout. Built in 2019, this contemporary property features two allocated parking spaces, a private garden, downstairs WC and a modern kitchen/diner. Ideal for first time buyers or investors alike this wonderful home also benefits from the remainder of the NHBC warranty and is available to view upon request on 01425 561227!

 1  2  2  Two Allocated Spaces

- End of Terrace House Built in 2019
- Two Double Bedrooms
- Two Allocated Parking Spaces
- Private East Facing Back Garden
- Spacious and Contemporary Kitchen Diner
- Vendor Suited
- Ground Floor WC
- Within Good School Catchments

Entrance

A block paved driveway provides two allocated parking spaces and precedes paving slabs which lead to a covered external porch and black composite front door. The entrance hallway houses the staircase and an area suitable for shoes.

Sitting Room

Benefiting from a front aspect double glazed window the sitting room provides ample space for a sofa suite and furniture. The living area also supplies access to the kitchen/dining room.

Kitchen/Dining Room

Enjoying views of the private back garden and access via a UPVC door to

to the patio. The contemporary kitchen is fitted with matt white base and eye level units and a contrasting work surface, further comprising of a stainless steel sink and drainage board, electric oven, four ring gas hob and extractor fan and a freestanding fridge/freezer, washing machine and dishwasher. Complete with LED downlights the spacious kitchen/diner also features a large area suitable for a dining table and chairs whilst also housing the boiler and a large storage cupboard suitable for a condensing tumble drier.

Ground Floor WC

Accessed via a door from the corner of the kitchen is the downstairs WC.

Landing

The first floor landing is accessed via a carpeted staircase and houses two large storage cupboards (one being the airing cupboard). The spacious landing provides access to both bedrooms and the family bathroom.

Bedroom 1

With dual aspect windows to the front aspect the spacious primary bedroom is flooded with natural light. Complete with a feature wall this double room also enjoys space for a freestanding wardrobe and dressing table. Loft access can also be gained via a hatch door located in the bedroom.

Bedroom 2

Accessed via the landing and profiting from a large east facing double glazed window enjoying elevated views of the garden, bedroom two is another spacious double with space for large free standing furniture as required.

Family Bathroom

Another modern room comprising of a panelled bath with glass shower screen, tiled wall, wash hand basin, LED spotlights and low level WC.

Garden

Enclosed via board fencing, the private East facing garden is laid to lawn and features a large patio directly accessed from the

Kitchen. Also featuring secure gated side access the garden also benefits from a raised decking area with power and spot lighting and a shed.

Tenure: Freehold

Council Tax Band: C

Local Authority: New Forest

EPC Rating: B

*This contemporary property is also available to buy on a shared ownership agreement. For further information and pricing regarding this please contact us.

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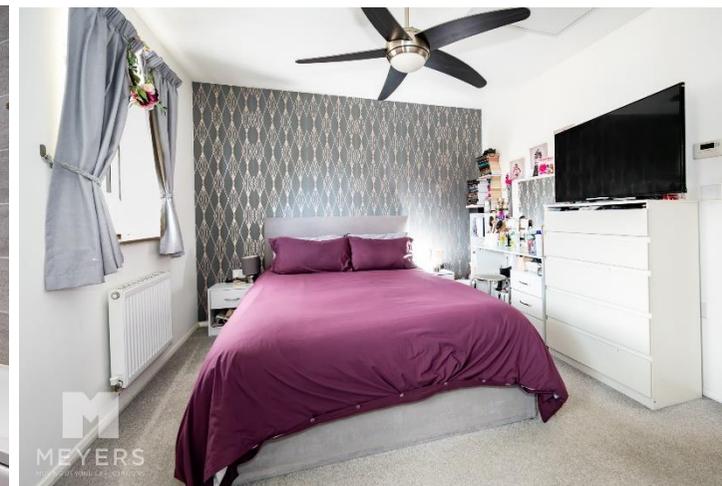
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Location

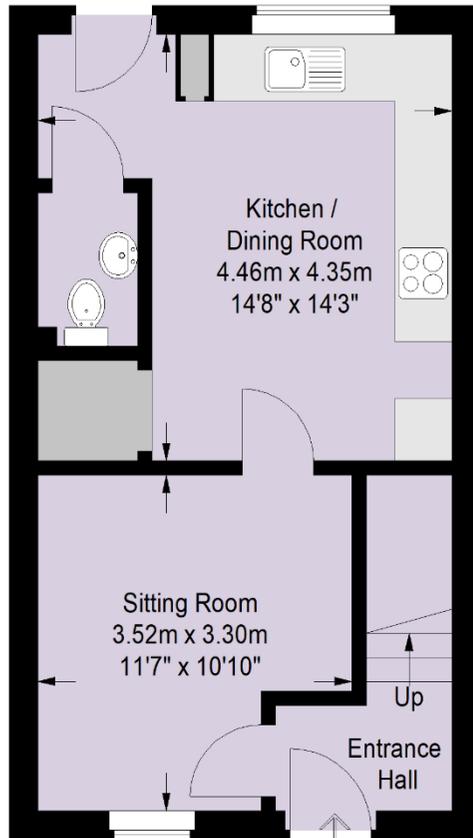
The family friendly Beaumont Park housing development enjoys the use of two parks and is extremely popular with families and dog walkers. Sitting within walking distance of the Castleman railway and a popular local country pub the property is just a short walk from the bustling high street of Ringwood 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.

Check out @Meyersstatesringwood for previews of upcoming property listings and/or contact us today for further information regarding this listing and arrange your viewing!

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

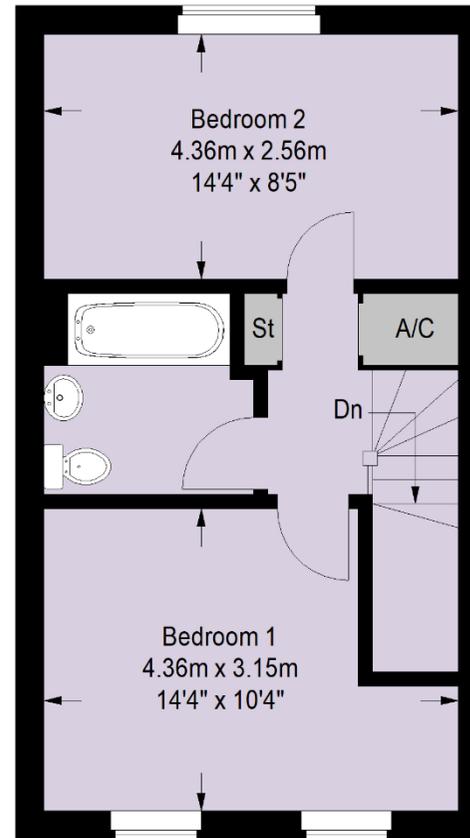


Approximate Gross Internal Area
Ground Floor = 35.6 sq m / 383 sq ft
First Floor = 35.2 sq m / 379 sq ft
Total = 70.8 sq m / 762 sq ft



Ground Floor

IN



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.

