

**Hudson Close**

Poulner | Ringwood | BH24 1XL



**MEYERS**  
MOVING BEYOND EXPECTATIONS





# Guide Price: £450,000

This beautifully presented and extended four bedroom semi-detached family home is situated in a cul de sac location within Ringwood and Poulner school catchment, close to local amenities and a short distance from the open New Forest. The property consists of a bright and spacious sitting room with a recently fitted shaker style kitchen which is open plan into the dining room and family area and overlooks the south facing garden, two modern shower rooms, garage and off road parking for two vehicles. This well-appointed home makes the perfect property for a family upsizing in the market.

 1  4  2  2 + Garage

- Four Bedroom Semi-Detached
- Kitchen/Dining Room/Family Room with Bi-Fold Doors
- Bright and Airy Sitting Room
- Two Modern Shower Rooms
- Ideal Family Home
- South Facing Rear Garden
- Garage with UPVC Double Opening Doors to the front
- Off Road Parking for Two Vehicles
- Poulner Infant, Junior Catchment and Ringwood Academy School

## **Entrance Hallway**

Entering the property via a UPVC part glazed composite door with a side panel window. You are greeted with an entrance lobby which has been finished with laminate flooring and has space for coats and shoe storage. Stairs rise to the first floor landing from here and an internal door provides access to the sitting room.

## **Sitting Room**

The spacious sitting room has a aspect to the front elevation via a large picture window and has space for sofa a suite and features a centralised brick built chimney breast with an inset gas fire and stone granite hearth with alcove storage and a brick plinth providing space for the T.V.

An eave style door provides access to the understairs storage cupboard and you understand storage cupboard.

## **Kitchen/Dining/Family Room**

An opening from the sitting room leads into the kitchen/dining/family room which is open plan across the back of the property and has an elevation and access directly out to the south facing garden and patio via triple bi-fold doors and a central floor to ceiling window also provides additional natural light. The shaker style kitchen has a comprehensive range of floor and wall mounted units and bespoke larder and storage cupboards with a contrasting worksurface over which is fitted with a stainless steel

sink and a half and drainer with mixer tap and a four ring Zanussi gas hob with a stainless steel extractor over. Further appliances include two mid height AEG ovens and warming drawer, integral AEG dishwasher and there is space and plumbing for a washing machine and freestanding fridge/freezer. A breakfast bar provides space for two/three stools and there is ample room for a six seater table and chairs and sofa if required. Finished with Karndean wood effect flooring and also benefits from a wall mounted full height towel rail.

## **First Floor Landing**

The first floor landing provides access to all four bedrooms and both shower rooms and a ceiling hatch provides access to the loft space which is part boarded

and has lighting within. Double doors open into an airing cupboard which houses the Worcester boiler and has built in shelving for linen.

## **Bedroom 1**

The primary bedroom is located to the front elevation and benefits from a bank of fitted wardrobes which have rails and shelving within and the airing cupboard which houses the water tank and pump for the shower.

## **Bedroom 2**

Another spacious double bedroom with an elevation to the rear aspect. There is ample room for king-size bed and freestanding furniture or space for a bank of fitted wardrobes within the alcove.

## **Family Shower Room**

The modern shower room has been finished with fitted wall units with an inset ceramic basin, mixer tap and low-level W.C with a quartz stone surface and an illuminated mirror over, a wall mounted towel rail and a walk-in shower with overhead rainfall shower, separate attachment and mixer valves. Enclosed with aqua board panels and a glass shower screen and finished with part tiled walls and light grey hard flooring.

## **Bedroom 3 and Shower Room**

Bedroom three is the extended part of the property and is also double in size with an elevation to the front aspect. Adjacent



to the bedroom is another shower room which has been finished to the same specification as the family shower room. This could easily become an en suite shower room to the bedroom.

#### **Bedroom 4**

Single bedroom or home office with an elevation to the front and benefits from a built-in cupboard with fitted shelving and rails.

#### **Garage**

Accessed via UPVC double doors and side panels, the fully plastered garage provides a great space for a workshop or gym. External water tap is located within and house the water softener and benefits from multiple sockets and LED lighting.

#### **Externally**

The front of the property has been finished with a block paved driveway which provides off road parking for two vehicles with a shingled area to the side with shrub and tree borders. The south facing rear garden is enclosed with pannelled fencing and concrete posts and kickboards, featuring a patio and brick build BBQ directly off the rear of the property with steps up onto the lawned garden with shrub borders and a shingled area for additional seating. A garden shed provides further storage

#### **Location**

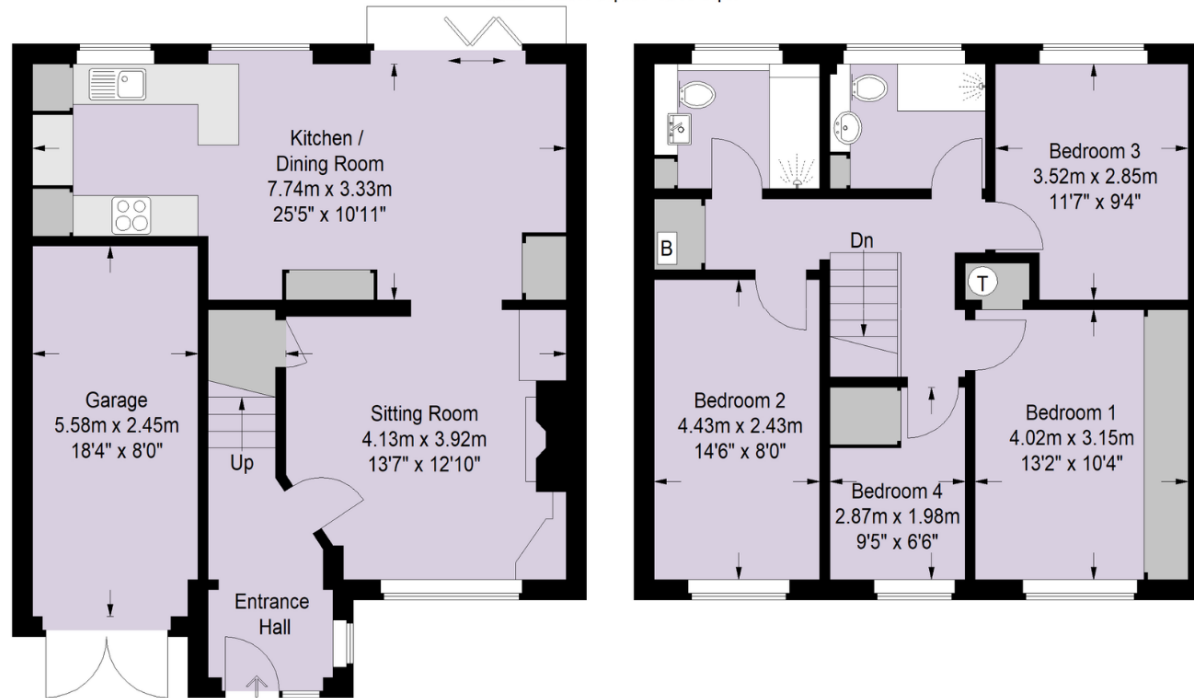
Hudson Close is a small cul de sac, within a short walk and access to the New Forest and popular dog walking spots the property sits in an extremely convenient position. The Poulner district of the town is

within walking distance of Ringwood high street and perfectly positioned to take advantage of the popular Ringwood Academy School and the local Poulner Infant and Junior schools in North Poulner Road. Ringwood is a beautiful bustling market town with an ever growing, affluent property market and is considered by many to be the heart of the New Forest National Park. 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 coastline.

**TENURE – FREEHOLD**  
**COUNCIL TAX BAND – D**  
**EPC – D**



Ground Floor = 50.9 sq m / 548 sq ft  
 First Floor = 60.4 sq m / 650 sq ft  
 Garage = 13.8 sq m / 148 sq ft  
 Total = 125.1 sq m / 1346 sq ft



PARKING: 

HUDSON CLOSE  
 RINGWOOD  
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	548 SQ FT
FIRST FLOOR AREA	650 SQ FT
TOTAL FLOOR AREA	1346 SQ FT
COUNCIL TAX	D
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.

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