

Croft Road

Poulner | Ringwood | BH24 1TA





Offers In Excess Of: £400,000

This well maintained and presented semi-detached family home is situated 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/dining room with a modern kitchen to the rear elevation overlooking the rear garden, together with a conservatory/utility room on the ground floor with three bedrooms and a family bathroom on the first floor and loft room and W.C. This well-appointed home makes the perfect property for a family upsizing or first time buyer entering the market.

 1  3/4  1  3

- Three/Four Bedroom Link Detached
- Kitchen/Dining Room with French Doors
- Bright and Airy Sitting Room
- Utility Room and Integral Garage
- Combination Vaillant Boiler
- Ideal Family Home
- Sizeable Rear Garden
- Off Road Parking for Two Vehicles
- Poulner Infant, Junior Catchment and Ringwood Academy School

Entrance porch and Hallway

A UPVC front door provides access into the porch, an additional part glazed UPVC door then leads into the entrance hallway which is finished with engineered Oak flooring. The stairs rise to the first floor landing from here and a door leads into a walk in understairs storage cupboard which has ample space for coats and shoes. A partially glazed internal Oak door leads into the sitting/dining room.

Sitting/Dining Room

The dual aspect sitting/dining room offers ample space for sofa suites and freestanding furniture and has provisions for a wall mounted T.V. A large picture window to the front elevation provides plenty of

natural light with sliding glazed doors to the dining end which lead out to the outdoor decking and rear garden. There is space within the dining area for a six seater table and chairs.

Kitchen

An opening from the dining area leads into the modern kitchen which is finished with a range of high gloss, grey, floor and wall mounted units with a contrasting quartz stone work surface which is fitted with a stainless steel Franke sink unit and drainer and mixer tap and a five Ring Bosch gas hob. Further appliances include mid height Zanussi oven and grill, freestanding slimline dishwasher and plumbed American style, freestanding, Samsung fridge/freezer. There is ample storage space within the kitchen. An

internal door provides access into the conservatory and utility area.

Conservatory/Utility

The conservatory provides an additional reception/sitting room to one end with a utility area and partially built W.C to the other. Flooring is finished with tiles and UPVC French doors lead out to the decking and rear garden.

Landing

The first floor landing provides access to the three bedrooms and the family bathroom with a paddle style staircase leading to the loft room and W.C.

Bedroom 1

The primary bedroom is located to the front elevation

and is a spacious double room, benefitting from a freestanding wardrobe (included).

Bedroom 2

Another spacious double bedroom with an elevation to the rear aspect. Ample room for a king-size bed and freestanding furniture.

Bedroom 3

A paddle staircase with handrail and spindles lead to the loft room and separate W.C. A fire door provides access into the bedroom which has two Velux windows and features a eave storage and a built in wardrobe

Bedroom 4/Study

A nursery or home study

space with an elevation to the front.

Family Bathroom

The family bathroom comprises a panelled bath with shower attachment over and mixer taps, ceramic countertop basin with mixer tap and storage below, low-level W.C, full height radiator and features built in alcove storage. Enclosed with tiled walls and tile effect flooring.

Garage

The garage has been partially converted and is accessed via an electric sectional roller door. There is ample storage and shelving within and houses the electric fuse board, gas meter and Vaillant Combi boiler.

Externally

The front of the property is accessed via a block paved driveway which has ample parking for three vehicles, Enclosed with a lawned area and established box hedge to the boundaries with steps leading to the front door and a side gate providing access to the rear garden.

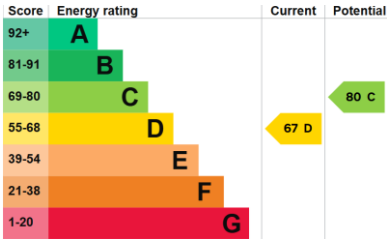
The rear garden is mainly laid to lawn with raised Oak sleeper borders, featuring a built in Oak bench with pergola over. A decked area is located to the rear of the property, perfect for alfresco dining and a summer house/chalet with power and lighting to the corner of the is located off the rear of the property and accessed from the dining room and conservatory. A summer house/chalet is located

to the corner of the garden which could make an ideal home office or hobbies room.

Location

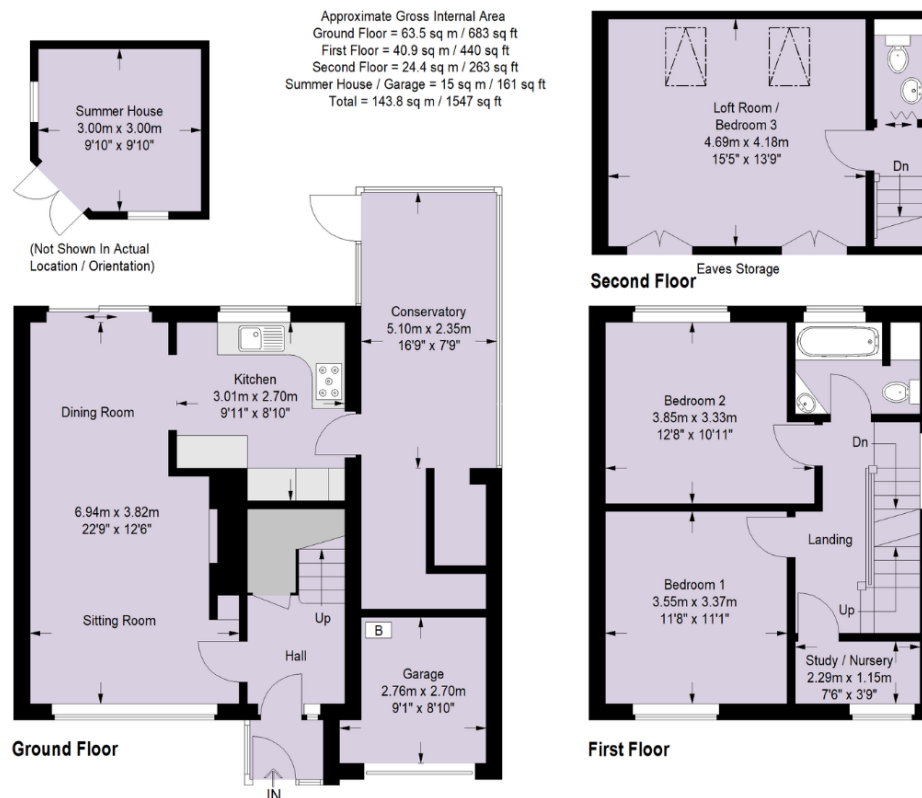
Moments from direct access to the New Forest and popular dog walking spots the property sits in an extremely convenient position. The Poulner district of the town is within walking distance of Ringwood high street and perfectly positioned to take advantage of the popular Ringwood Academy School and the 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. 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 coastline.



TENURE – FREEHOLD
COUNCIL TAX BAND – D
EPC - D





PARKING: 

CROFT ROAD
RINGWOOD
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	683 SQ FT
FIRST FLOOR AREA	440 SQ FT
TOTAL FLOOR AREA	1547 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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