

NARROWLEAF DRIVE

Ringwood, BH24 3FS





Asking Price: £400,000

Enjoying an enviable position within the popular family community of Beaumont Park in Ringwood is this fantastic three double bedroom end of terrace house. Featuring a contemporary open plan kitchen/diner and benefiting from the remainder of an NHBC warranty this beautifully maintained property also features a spacious reception room overlooking the garden, ground floor cloakroom, an en-suite to the principal bedroom and a private back garden. Available to view upon request this beautifully presented home also offers two allocated parking space.

 1  3  2.5  Two Allocated Spaces

- Three Double Bedroom House
- Contemporary Kitchen/Diner
- Two Allocated Parking Spaces
- Family Friendly location close to a park
- Bright and Spacious Living Room
- En-suite Shower Room
- Within Good School Catchments
- Downstairs WC
- Private Landscaped Back Garden



Entrance

Approached via a paved pathway the property is entered through a composite front door with obscure glazing providing natural light. The hallway benefits from wood-effect Karndean flooring and houses the carpeted staircase and the ground floor cloakroom, comprising of a wash hand basin and WC, with obscure front aspect window.

Kitchen/Diner

The modern kitchen/diner is fitted with contemporary gloss base and eye level units with contrasting work surfaces. Fitted with a butlers sink beneath a double glazed window enjoying views across the

park located to the front of the property the kitchen further comprises of an integrated dishwasher, washing machine, fridge freezer and oven with four ring gas hob. Complete with subway style tiled splashbacks the kitchen is also home to the combi boiler. This open plan space also enjoys an area to one end suitable for a large dining table and chairs.

Sitting Room

Positioned to the back of the of the property, the living room enjoys a bright aspect with neutral décor and wood enjoys views across the double garden via a double glazed window. French doors also provide access to the rear patio whilst the

living room also features a door to the understair storage cupboard.

Landing

The first floor landing provides access to all three bedrooms and provides access to the loft via a hatch. Fitted with a ladder for access the loft is partially boarded with power.

Bedroom 1

The principal bedroom enjoys elevated views over the garden via a rear aspect double glazed window. This spacious double room is further enhanced by a contemporary en-suite shower room comprising a walk-in tiled shower with folding glass door, wash

hand basin, low level WC, matt white wall-hung towel rail and opaque window.

Bedroom 2

Located to the front of the property, this generously sized double bedroom offers ample space for large free-standing furniture and benefits from a bright and airy feel. Complete with alcove suitable for a freestanding wardrobe this room enjoys elevated views via a window which is fitted with shutters.

Bedroom 3

Currently utilised as a home office, bedroom three is fitted with panelled walls and modern décor. Complete with space for

free standing furniture this room would also be perfect as a child's bedroom.

Family Bathroom

The front facing bathroom comprises of a panelled bath with shower attachment, low level WC, wash hand basin and obscure window.

Parking

Two allocated parking spaces are located to the left of the terrace houses neighbouring the home

Council Tax Band: C

Local Authority: New Forest

EPC Rating: B

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Garden

The private garden features a small patio and is enclosed via board fencing. Predominantly laid to lawn, the garden has a spacious feel with a raised decking area providing further space for lounging furniture. A shed offers external storage, whilst a raised vegetable patch completes the family feel. The outdoor space further benefit from secure gated side access.

Location

Beaumont park sits within walking distance of the Castleman railway and a popular local country pub. Just a short walk along the Railway takes you to 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. 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.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



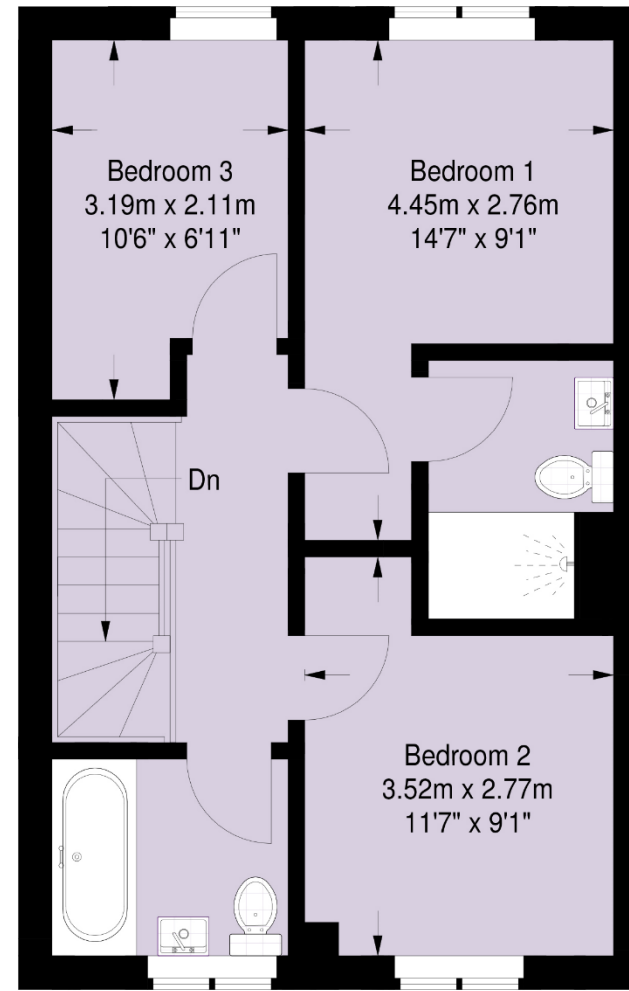
For Further information and viewing arrangements contact us today on 01425 561227 or check out our social media platforms @meversesstatesringwood



Approximate Gross Internal Area
 Ground Floor = 41.2 sq m / 443 sq ft
 First Floor = 40.7 sq m / 438 sq ft
 Total = 81.9 sq m / 881 sq ft



IN
Ground Floor



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.