

VICTORY WAY

St. Leonards | BH24 2FA





Guide Price: £389,000

Located on the popular Victory Oak development in St. Leonards this contemporary three double bedroom family home features bright and spacious accommodation throughout comprising of a large kitchen/breakfast room, living room enjoying views of the private, west facing back garden, downstairs WC, family bathroom and ensuite shower room. Conveniently situated close to forest walks and benefiting from a garage, this detached house also profits from the remaining 4 years of NHBC warranty and must be viewed to be appreciated.

 1  3  3  Garage



- Three Bedroom Detached House
- Vendor Suited – Chain Free Forward Property
- Solar PV Panels
- West Facing Garden
- Garage
- Spacious Living Room Overlooking Garden
- Short walk to Open Heath/Forest and Children's Play Park
- Approx 4 Years Remaining on the NHBC Building Warranty

Entrance

A patio pathway with mature shrub surround precedes a storm porch covered front door which provides access to the spacious hallway. Complete wood affect Karndean flooring the hallway houses a large understairs cupboard suitable for shoe storage and provides access to all principle ground floor rooms and the staircase.

Living Room

Located to the rear, the spacious west facing living room is entered via the hallway and enjoys views of the private back garden via double glazed patio doors, sandwiched between full length windows. Complete with ample room for large sofa suites

Kitchen/Diner

Accessed via the hallway the open kitchen diner is located to the front of the property enjoying open views across the developments communal park. Finished to a modern specification including gloss base and eye level units with chrome handles and a contrasting wooden work surface. Complete with a double glazed front aspect window, stainless steel double sink and drainage board, integrated electric oven, four ring gas hob, integral dishwasher, washing machine and a fridge/freezer. This large social space also provides ample room for a sizeable dining table and chairs whilst the kitchen also houses the Worcester Bosch boiler and features LED spot lights.

Downstairs WC

Upstanding a similar contemporary feel found throughout the downstairs WC is perfect for visiting guests and comprises of a front facing opaque window, low-level WC, wall hung radiator and wash hand basin.

Landing

A carpeted staircase leads to the first floor landing which provides access to the three bedrooms and family bathroom whilst also housing an airing cupboard which benefits from shelving suitable for towels and linen. Access to the loft can be gained from the landing.

Bedroom 1

The principle bedroom is located to the front of the property and is a well-proportioned and bright space with ample room for free standing furniture as required. Benefiting from a built in wardrobe with hanging rail this double bedroom also enjoy elevated views across the park via a double height window. The ensuite includes a tiled walk in shower with glass door, a wash hand basin with mixer tap, low level WC and a wall hung chrome towel rail.

Bedroom 2

This spacious double bedroom continues the contemporary décor and enjoys views over the rear garden via a double glazed

west facing window. Bedroom two features plenty of room for free standing wardrobes, drawers and a dressing table.

Bedroom 3

Bedroom three is a small double room currently utilised as a nursery. Also enjoying views to the rear this room is complete with carpeted flooring and a wall hung GCH radiator.

Family Bathroom

Another light and modern space complete to a high specification with a paneled bath with shower attachment, tiled walls, low level WC, wash hand basin with a mixer tap, opaque window and a towel rail.

Patrick Hester

07581253269

patrick.h@meyersstates.com



MEYERS
MOVING BEYOND EXPECTATIONS

Dan Godwin

07921630833

dan.g@meyersstates.com

Outside Space

The generously sized private back garden is a real feature of the property and provides ample space for al-fresco dining on the sunny south/westerly facing patio accessed via double doors from the living room. Predominantly laid to lawn and enclosed by board fencing the garden also features a secure side gate and patio area suitable for further external storage. The large garage accessed via the road adjacent to the property is complete with an up and over door, power and lighting. Additional visitor parking bays can be found on the roads surrounding the property within the development.

Location

Positioned favorably within the Victory Oak development the property enjoys easy access to the developments communal playing field and park. Constructed circa 2017/18 Victory Oak is accessible from the A31 and is extremely well positioned in a convenient location close to various amenities including a doctors surgery and Marks and Spencers convenience store. Ideal for young families and dog walkers alike the development is surrounded by a popular Nature Reserve with heathland walks. St Leonards is a sought after area found just a short distance from the popular

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 within a short distance from the beautiful local beaches and is a 'stone's throw' from Moors Valley and Avon Heath Country Parks.

Tenure: Freehold

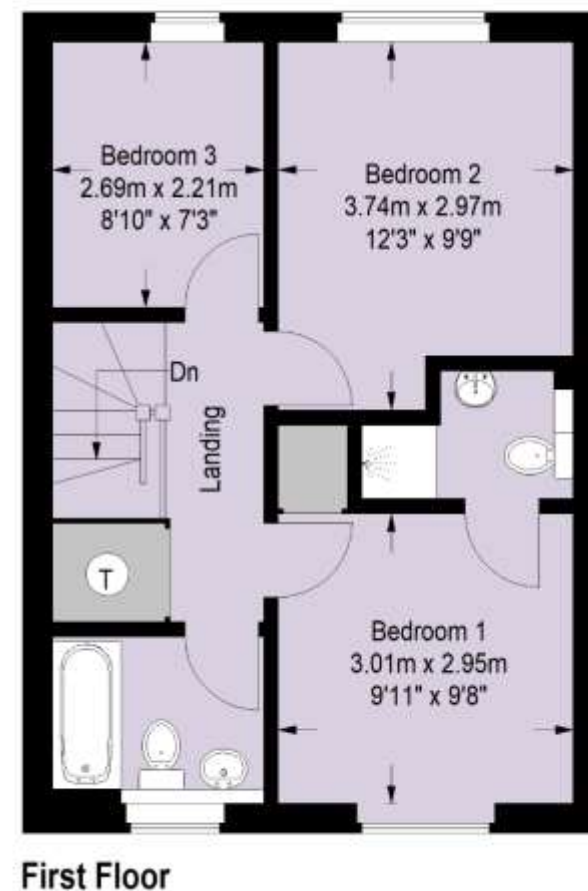
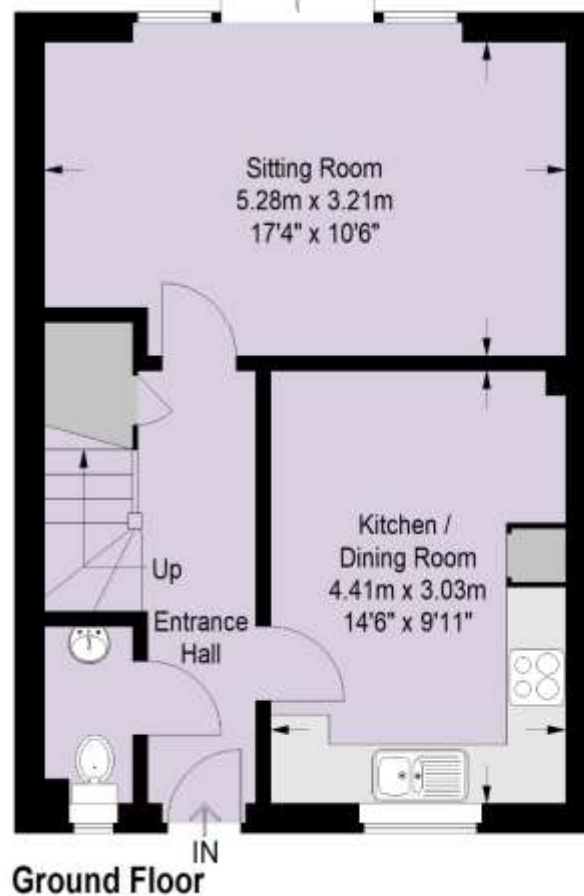
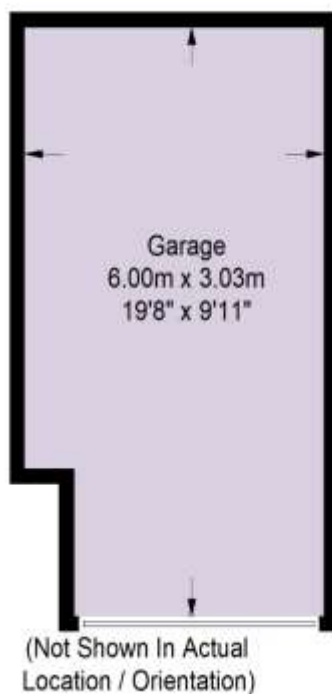
Council Tax Band: D

Local Authority: Dorset



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Ground Floor = 41.9 sq m / 451 sq ft
 First Floor = 41.4 sq m / 446 sq ft
 Garage = 17.5 sq m / 188 sq ft
 Total = 100.8 sq m / 1085 sq ft



01425 561227
 Ringwood@meyersestates.com
 www.meyersestates.com

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.

