



147 Sandy Lane, St Leonards And St Ives, BH24 2LH

£600,000

- Spacious Three Double Bedroom Bungalow
- Large Corner Plot, South and West Facing
- Parquet Flooring through Living Area
- Light and Airy Living Accommodation
- Double Garage, Parking & Rear Access
- Well Presented Throughout
- Large Loft, Ideal for Conversion (STPP)
- Gas Central Heating
- Two Main Bathrooms

147 Sandy Lane, St Leonards And St Ives BH24 2LH

A superb three double bedroom, three reception detached bungalow, set on a large South and West facing corner plot, situated in a popular location with easy access to the main towns of Ringwood, Ferndown and Wimborne. The property is light and airy throughout with a lovey flow from entrance hall through to lounge, dining room and conservatory. A great property well presented throughout, the property has scope to convert the substantial loft (stpp) into various rooms. A great home for a family or couple.

 3  2  3  D Council Tax Band: E



Property Details

Area

St Ives is a village conveniently situated between the market towns of Ringwood and Wimborne, further suburbs of Ferndown, West Moors and Verwood are also close to hand with their excellent array of pubs, restaurants and shopping centres.

To the north of St Ives lies the Moors Valley Country Park, which has many attractions such as train rides, cycle tracks, a fishing lake and a café. To the south is Avon Heath Country Park which has a large visitor centre, play park and picnic area. To the east of the park, by the River Avon, is Avon Castle, a country house built about 1872. St Ives has a local parade of shops which serves the village. A quiet retreat perfect for a couple or family.

Description

Accommodation Comprises, Covered Entrance Porch, front door with glazed side panel.

A spacious L shaped Entrance Hall, built in storage cupboard, hatch to loft space, parquet flooring under carpet, doors to all major rooms.

Lounge, double aspect to front and side making a light and airy rooms, covered parquet flooring that continues through to Dining Room, again a bright room with window to rear and patio doors through to Conservatory, views and doors to side garden.

Kitchen, range of Corian work surfaces with eye and low level storage cupboards, built in oven & hob, integrated dishwasher and washing machine, space for fridge/freezer, part tiled, Amtico flooring, window and doors to rear garden.

Main Bedroom, a spacious double room, range of fitted wardrobes with matching

dressings table. front aspect.

Bedroom Two, large double, fitted wardrobes, built in drawers and bedside tables.

Bedroom Three, again a good size room, fitted wardrobes, front aspect

Bathroom, corner bath, vanity wash hand basin, low level w.c, fully tiled, window to rear, heated towel rail.

Shower Room. corner shower cubicle, vanity wash hand basin, w.c, heated towel rail, fully tiled.

Loft, access via the hallway, with ladder. a very large space which is boarded and houses the gas boiler, which is only a couple of years old. The loft would be ideal to convert into a few rooms, subject to the necessary permissions.

Outside, The Rear Garden is South/ South East facing, mainly laid to lawn, various borders, fully enclosed by mature trees, hedging and timber panel fencing which offers complete seclusion. Also to the rear there is a large hard standing area which has access via double doors from the rear of the garage, ideal for vehicle, boat etc, outside tap.

Garage, double with power and light, electric up and over door.

Side Garden South West Facing, laid to lawn

Front Garden, laid to lawn, block paved pathway and driveway providing ample off road parking. There is outside parking lights set into the drive.

Tenure

Freehold





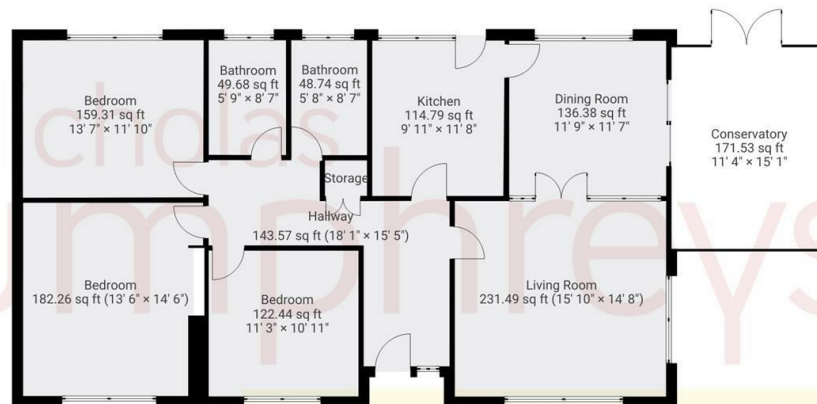
▼ Ground Floor

TOTAL AREA:1367.74 sq ft-LIVING AREA:1196.35 sq ft

147 Sandy lane

DETAILS

Total area:1367.74 sq ft
Living area:1196.35 sq ft



Nicholas Humphreys
2 Park Lane
BH21 1LD Wimborne
Dorset
United Kindom
wimbome@nicholashumphreys.co
m
nicholashumphreys.com
01202889088

The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions.

0' 2' 4' 6' 8' 10'
1:93



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.

2 Park Lane, Wimborne, Dorset, BH21 1LD
01202 88 90 88

wimbomesales@nicholashumphreys.cc
<http://www.nicholashumphreys.com>