



## OFFERS IN THE REGION OF £575,000

NEW BUILD - A newly built three bedroom DETACHED BUNGALOW on an EXCLUSIVE DEVELOPMENT close to all local amenities, bus routes and only a short walk to RINGWOOD FOREST.

Finished to an exceptional standard.

Garage approached by a spacious block paved driveway.

Underfloor heating throughout.

En-suite to main bedroom.

Large separate utility room with door to garden and further door to the integral garage.

Stylish kitchen/diner with integrated appliances and island breakfast bar.

Two further double bedrooms.

Vaulted ceiling to lounge and kitchen/diner.

Rear garden laid to lawn with patio area and pedestrian gate.

Energy Performance Rating TBC Council Tax Band TBC





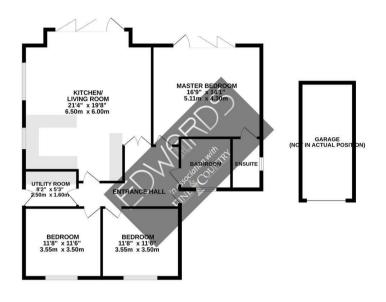






## Local expertise with powerful national marketing

GROUND FLOOR 1310 sq.ft. (121.7 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) appriox. White every attempt has been made to ensure the accuracy of the floorpists contained here, measurements of doors, involves, croims and say offerents are appointed and for responsible to bear for any error, then the say to the same and the responsible to bear for any error, and should be used as used by any prospective purchasely. The same say to the same accuracy property only purchasely. The same as to these openable of the same accuracy and the same accuracy accuracy and the same accuracy accuracy accuracy and the same accuracy accuracy and the same accuracy accuracy accuracy and the same accu

## Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardestates.com 01202 855595



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.