



## 7 Ridley Close

Holbury, SO45 2NR

- Spacious 3 Bedroom Terraced House
- Open Plan Kitchen and Diner
- Drive for 2 Cars
- Sought After Area
- Integral Garage/Utility with Internal Door
- Newly Refurbished Family Bathroom
- Landscaped and Enclosed Rear Garden
- New Double Glazed Sliding Garden Door

Guide Price      £299,950







## General

Citrine is proud to present this modern and nicely decorated 3 bedroom family home. Situated in a sought after area and within easy access to the New Forest National Park

The accommodation comprises of an entrance hall, a lounge with new double glazed sliding doors leading out to the newly landscaped rear garden and kitchen/dining area on the ground floor. On the first floor there's two generous sized double bedrooms, a decent sized single bedroom and a family bathroom.

Additional benefits include an integrated garage with water and electricity, plus off road parking for two cars to the front of the home.

The school catchment areas are Cadland Primary School and The New Forest Academy.

## Entrance Hall

As you enter via the new front door, the hallway welcomes you to the property. The hall has light carpets and neutral decor making for a light and airy space. There is space for coats etc and hall furniture and a connected door to the garage with the washing machine , dryer and an extra fridge/freezer.

## Lounge

Situated from the front to the rear of the property, this delightful lounge has plenty of space for furniture and natural lights. It has a feature gas fireplace, light painted walls and light carpets. The lounge opens out into the garden with wall-to-wall double glazed sliding doors, new only two years ago.

## Kitchen

This lovely modern kitchen has a good range of base and wall units in a cream finish providing ample storage. The granite worktops are complimented by the attractive glossy cream wall tiles. There is a 1 1/2 bowl white ceramic sink and drainer, space and plumbing for a washing machine and space for a large fridge/freezer. There is a built in extractor hood, gas hob and a built in electric oven. The kitchen opens out into the conservatory which is currently used as the dining/breakfast area and gives additional space and light, as well as views of the rear garden.



### Master Bedroom

The master bedroom is decorated in light natural colours with painted walls and nice thick carpets. The wide window allows plenty of natural light into the room.

### Second Bedroom

Situated at the rear of the property this double bedroom is decorated in light natural colours with painted walls and nice thick carpets. The wide windows allow plenty of natural light into the room.

### Third Bedroom

This bedroom has room for a bed and wardrobes. It has a window to the front of the property, it would make a useful kids room, guest room, walk-in wardrobe or home study.

### Family Bathroom

The family bathroom has a modern grey suite with bath, W.C and a vanity basin with white storage drawers under. The bath has a shower over, and a shower screen. The striking wall tiles and flooring add a touch of class and there is also a towel rail over the radiator.

### Rear Garden

The rear garden is fenced in and set mainly to astro turf, with mature trees at the back providing a lovely green backdrop and privacy. There is a patio accessed from the lounge and dining room, making for an ideal entertaining and seating space. There is also raised flowerbeds, external electrical plug, a tap and a useful shed.

### Garage

The connected and integrated garage has light, power and water and boasts the washing machine, dryer, extra fridge/freezer, tools and storage.

### Front of Property

The front of the property has concrete drive with parking for at least two cars. There is an area of lawn, and mature shrubs. Mature hedging provides borders and privacy.

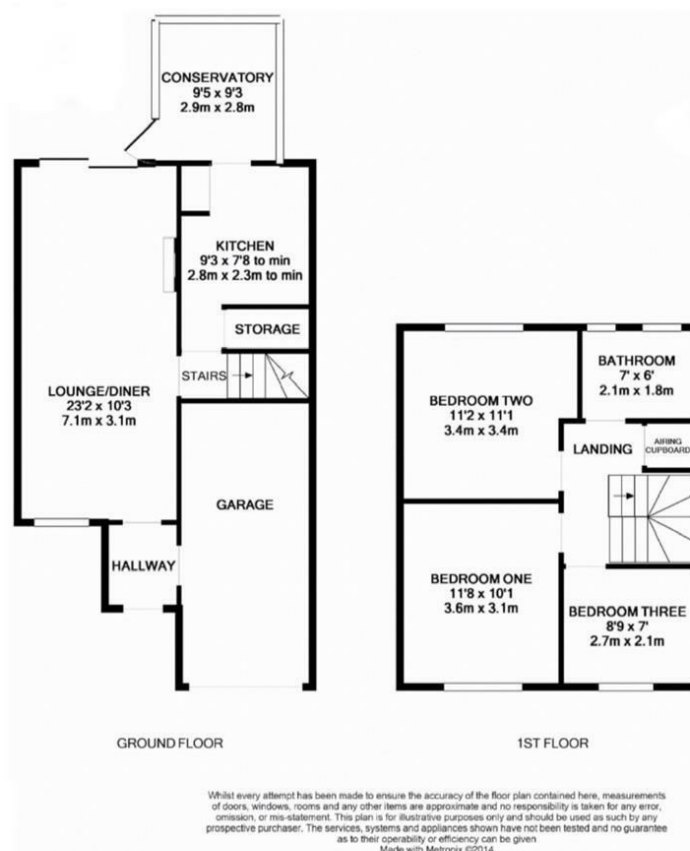




Local Authority **NFDC**  
Council Tax Band **B**  
EPC Rating



## Floorplan



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