



St Leonards





Braeside Road St Leonards, Ringwood BH24 2PQ

A BEAUTIFUL 3 BEDROOM DETACHED BUNGALOW IN A SOUGHT AFTER LOCATION WITH ANNEXE POTENTIAL

- Large lounge/diner
- Private and enclosed rear garden
- 3 Double bedrooms all with fitted wardrobes
- Family bathroom and ensuite to master
 - Double garage
 - Annexe potential
- UPVC double glazing throughout
- Gas central heating
(Ref: 865723)

£600,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The village of St. Leonards is located only a short distance from Ringwood Town Centre and offers amenities such as a nearby Post Office, medical centre, M&S food outlet and highly acclaimed Junior School. With excellent commuter links providing easy access to the coast and The New Forest National Park, this is a superb location to explore the Hampshire and Dorset countryside.

This charming 3 bedroom detached bungalow is located in a sought after private driveway of only 4 bungalows all built by a reputable local builder.

On entering the property, the large entrance hallway leads through a set of double doors into the spacious and bright living room which provides ample space for entertaining whilst a gas fireplace creates an attractive focal point of the room and sliding doors provide access onto a patio area adjacent to the bungalow.

The kitchen is located at the rear of the property and benefits from views over the beautifully landscaped rear garden. The kitchen also comprises a range of matching base and wall units with integrated appliances to include; fridge, dishwasher, electric hob and oven. A utility room provides further storage, space for washing machine and tumble dryer and access to both the rear garden and garage.

The generous master bedroom benefits from a range of built in wardrobes and is serviced by a light and spacious en suite shower room. Bedrooms 2 and 3 also provide ample storage with fitted wardrobes and are both serviced by a family bathroom with bath, shower, toilet and wash hand basin.

The bungalow also benefits from a double garage with a hobbies/games room above, which would make an ideal annexe for a teenager or relative. A large loft space provides additional storage and potential for conversion (stpp)

Externally the private and enclosed rear garden is predominantly laid to lawn and is beautifully landscaped with bordering flowerbeds and a patio area adjacent to the rear of property.





GROUND FLOOR

Living Room	5.85m (19'2) Max x 7.36m (24'2) Max
Kitchen	4.33m (14'2) x 3.06m (10'0)
Utility Room	3.06m (10'0) x 1.55m (5'1)
Master Bedroom	3.09m (10'2) x 4.38m (14'4)
En Suite	2.99m (9'10) x 1.91m (6'3)
Bedroom 2	4.25m (13'11) Max x 2.87m (9'5)
Bedroom 3	3.02m (9'11) Max x 3.15m (10'4)
Bathroom	2.56m (8'5) x 2.57m (8'5)
Hobbies/Games Room	5.53m (18'2) Max x 5.26m (17'3) Max
Double Garage	5.3m (17'5) x 5.56m (18'3)



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropix ©2018

Details prepared by Kathryn Card

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

RINGWOOD

39/41 High Street
 Ringwood, Hampshire, BH24 1AD

t: 01425 470283

e: ringwood@goadsby.com



