



Sandy Lane, St Ives

£575,000



Sandy Lane, St Ives, Ringwood, Hampshire, BH24 2LQ

- Family Home
- Stunning Living Room
- Enclosed Rear Garden
- 3 Double Bedrooms
- Double Garage
- Driveway Parking
- Potential To Improve
- En Suite To Master
- Good Access To The A31 & A338
- Good School Catchment



Martin & Co is delighted to present this charming 3-bedroom detached bungalow in the highly sought-after location of St Ives. This property boasts several key features that make it an ideal family home.

Upon entering through a welcoming 5-bar gate, you are greeted by a spacious front garden and driveway, offering ample parking space. As you step inside, a generously proportioned hallway sets the tone for the entire property.

The master bedroom, located at the front of the house, features a modern en suite shower room, providing convenience and comfort. Bedroom 2, a substantial room to the side aspect of the bungalow. Bedroom 3, also double-sized, is situated at the front of the property.

The family bathroom, though in need of modernisation, is a well-sized space, presenting an opportunity for customization and personalization to suit your preferences.

One of the standout features of this property is the double aspect sitting room. This beautiful family room offers stunning views of the rear garden and is bathed in natural light, thanks to the assortment of well positioned windows & sliding patio doors that open onto the patio area. This makes it an ideal space for both relaxation and entertaining. The adjacent dining area, with its own sliding door to the patio, seamlessly connects indoor and outdoor living, making it perfect family life. The kitchen, located on the side of the property, is well-appointed with a range of floor and wall-mounted units, an integrated fridge/freezer, dishwasher, and space for a washing machine.

The south-facing rear garden is a considerable asset, mainly laid to lawn and featuring a patio area. It offers a great space for outdoor activities, gardening, or simply enjoying the sun.

Lastly, the property includes a double garage with power, lighting, and an up-and-over garage door, providing secure parking and additional storage space.

In summary, this 3-bedroom detached bungalow in St Ives combines spacious and comfortable living. With its sought-after location and attractive features, it represents an excellent opportunity for those looking for a family-oriented and adaptable living space. Don't miss your chance to make this property your own. Contact Martin & Co today for more information and to arrange a viewing.



Ground Floor
 Approx. 139.3 sq. metres (1499.8 sq. feet)



Garage
 Approx. 28.4 sq. metres (305.5 sq. feet)



Total area: approx. 167.7 sq. metres (1805.3 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(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	

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