



1 Pine Manor Road, Ashley Heath, BH24 2EZ

FREEHOLD

A lovely, southerly facing level plot, extensive parking and a double garage, are just a few features of this impeccably presented, spacious and flexible bungalow that is ideally located within a peaceful cul-de-sac, 100 metres from the Castleman Trail.

The property has been beautifully maintained and improved by the same family for almost 25 years and was originally chosen because of its incredibly convenient and sought-after location, with easy access into the Ringwood Forest via the Castleman Trail and fast access to the A31 (just a five minute drive).

There are three generous double bedrooms, all with useful built-in wardrobes/storage, a contemporary style, re-fitted family shower room and an en-suite shower to the master suite.

The main living area comprises a very large, L-shaped triple aspect sitting/dining room with feature fire and attached conservatory.

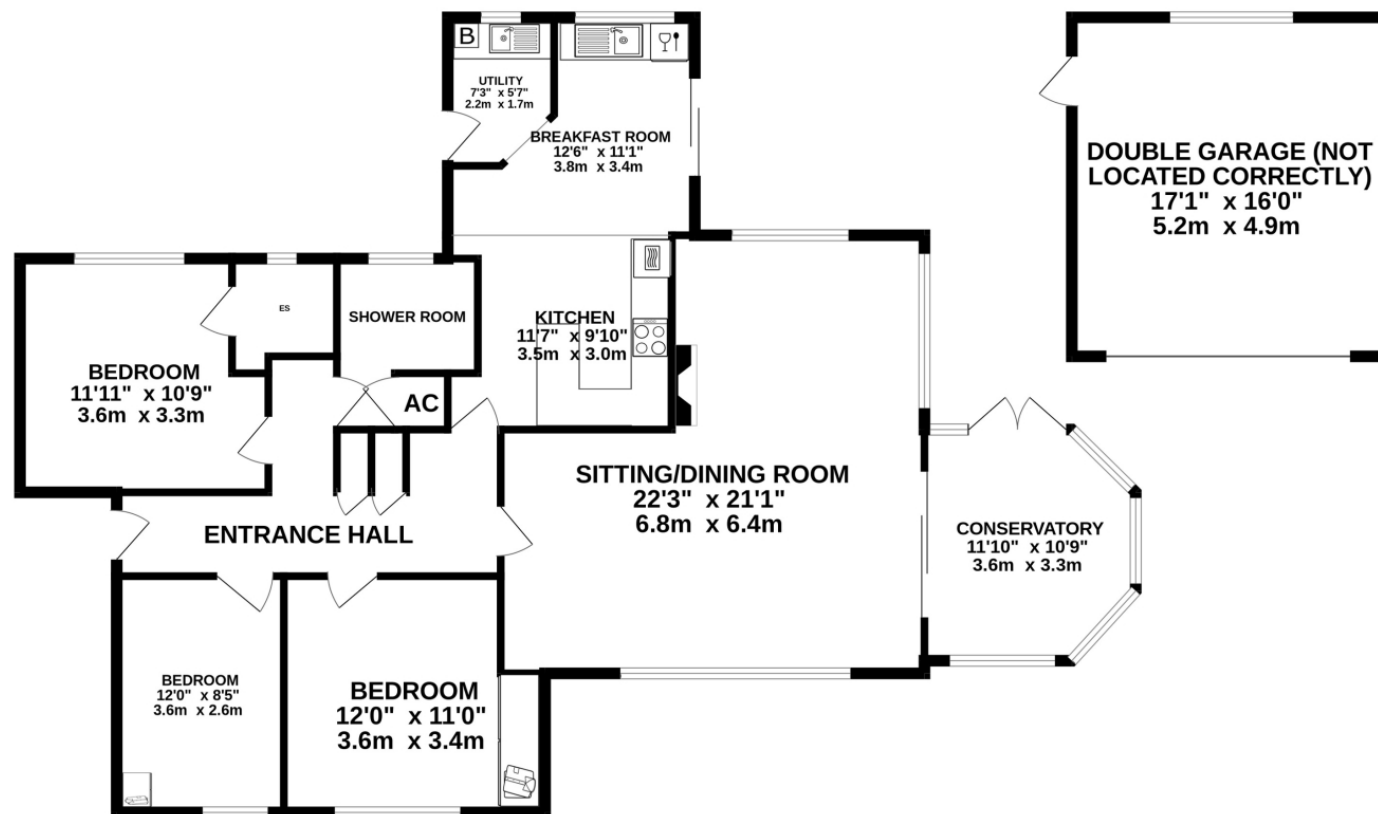
The kitchen/breakfast room has been sympathetically extended and carefully planned and comprises a range of sleek, gloss white units with metro tiled splash backs and contrasting worktops. Built-in appliances include a hob, oven and dishwasher. From the breakfast area is an open arch through to a useful utility room.

This impressive, bright and versatile property further benefits from plenty of storage, a security alarm system, gas central heating and double glazing.

The rear garden enjoys a southerly aspect with a timber decked terrace accessed by doors from the breakfast area, utility room and conservatory, a well-tended area of lawn and stocked flower and shrub beds. A gate from the garden leads to the block paved driveway, that provides plenty of off road parking. This in turn leads to the double garage, which has a pedestrian door to the garden, power/light and a remotely operated up and over door.



GROUND FLOOR
1623 sq.ft. (150.7 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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