

Kingfisher Way
Ringwood | BH24 3LP





Guide Price: £425,000

Refurbished to a high standard this immaculately presented four bedroom family home is conveniently located within a quiet cul-de-sac. Situated within fantastic school catchments this extensively remodelled detached property benefits from a modern kitchen, three reception rooms providing the option for a fifth bedroom if required, utility room and a downstairs WC. Spanning the length of the property the living room enjoys access and views of the west facing garden. Enjoying a large corner plot there is a spacious outbuilding suitable for a home gym or office whilst the front driveway provides parking. Available for viewing upon request.

 3  4  2  Driveway Parking

- Four Bedroom Detached Family House
- Three Reception Rooms
- Remodelled and Refurbished Throughout
- Off Road Driveway Parking
- Bright and Spacious Living Room
- Utility Room
- Within Good School Catchments
- Downstairs WC
- Garden Room suitable for Gym or Home Office



Entrance

Approached via a tarmac and shingle driveway with parking spaces for multiple vehicles, the property is accessed via a UPVC front door leading to an open porch with side aspect window. The porch provides access to a spacious reception room.

Reception Room

Centrally positioned this welcoming and bright space is a versatile room offering an area suitable for a second sitting or dining room. Providing access to all principal ground floor rooms this area houses the properties staircase and large storage cupboard.

Kitchen

Located to the back left of the property the contemporary kitchen benefits from double aspects to the side and rear with a UPVC door providing access to the patio area. High gloss light grey base level units conceal the built in fridge and freezer and a dishwasher whilst there is space and plumbing for a free standing washing machine. Further comprising of an oven, four ring gas hob, stainless steel double sink and drainage board set within contrasting worktops. Complete with eye gloss eye level storage units, a vertical anthracite radiator and grey wood effect flooring compliment the modern feel

Sitting Room

The bright and spacious living room benefits from UPVC doors to both front and rear, providing plenty of natural light. A sliding door allows access to an enclosed front courtyard whilst French doors enjoy views of the west facing back garden. Complete with a gas fireplace with stone surrounds as a focal point and carpeted flooring.

Dining Room

Another versatile reception currently utilised as a dining room this spacious area enjoying views across the garden has previously been occupied as a fifth double bedroom for guests.

Downstairs WC

Comprising of a low-level WC with vanity cupboard and sink, the fully tiled downstairs cloakroom features a chrome ladder towel rail, side aspect window, large mirror and automatic lighting.

Utility

The spacious utility room offers further versatile accommodation with the potential of being utilised as a home office. Fitted with eye level gloss handleless white eye level cupboard and contrasting countertop. Space for free standing appliances, front aspect window and incorporating a cupboard which houses the Worcester boiler and consumer unit.

Bedroom 1

Bedroom one features built in wardrobes with floor to ceiling sliding mirrored doors, carpeted flooring, front facing window, a radiator and air con system.

Bedroom 2

Bedroom two enjoys elevated views of the rear garden and also features air conditioning. This room houses the airing cupboard with shelving for additional storage.

Bedroom 3

Bedroom three is a smaller double room with front aspect, neutral decor and modern carpeted flooring.

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Bedroom 4

A versatile room currently utilised as a dressing room, bedroom four would make for the perfect nursery or bedroom for young child.

Family Bathroom

Benefitting from two double glazed windows to the side aspect the large family bathroom is finished to the same high specification found throughout. Complete with fully tiled walls the bathroom comprises of a panelled bath with shower screen, wash hand basin with vanity cupboard, wall mounted light up mirror, low level WC and a chrome towel rail.

External Areas

The property is approached via a tarmac driveway with shingle area allowing for additional parking. Secure gated access can be used to reach the back garden which can also be accessed via doors from the kitchen or sitting room. Enclosed by board fencing the private south/west facing back garden enjoys lots of sun and features a large patio, shed and lawn area. A spacious garden room occupies the area next to the house and offers the perfect space for a gym or home office whilst a pathway leads to a front courtyard enclosed by fencing suitable for a firepit.

Location

Sitting in a quiet corner of Kingfisher Way with easy access to the local green, the property occupies an enviable plot within Poulner. This district of the town is within walking distance of Ringwood high street and perfectly positioned to take advantage of the popular Ringwood Academy School and the local Poulner Infant and Junior schools in North Poulner Road. Kingfisher Lakes is situated within a short walk and the open New Forest. Ringwood is a beautiful bustling market town with an ever growing, affluent property market and is considered by many to be the heart of the New Forest National Park. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase, thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches and coastline.

Council Tax Band: D

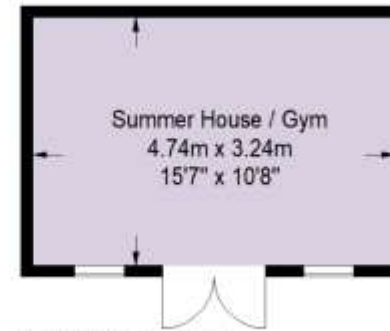
Local Authority: New Forest

EPC Rating: C

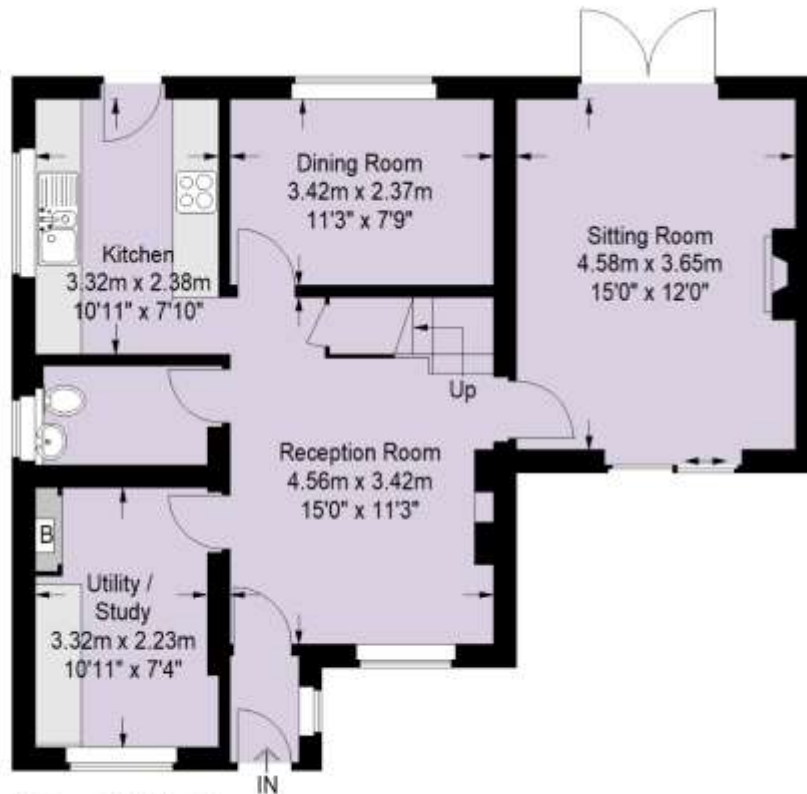


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

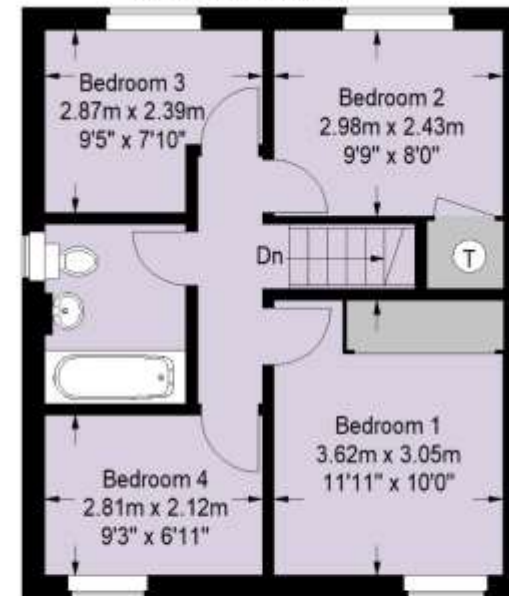
Approximate Gross Internal Area
 Ground Floor = 66.8 sq m / 719 sq ft
 First Floor = 42.9 sq m / 462 sq ft
 Outbuilding = 15.4 sq m / 166 sq ft
 Total = 125.1 sq m / 1347 sq ft



(Not Shown In Actual
 Location / Orientation)



Ground Floor



First Floor

Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

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