

Narrowleaf Drive
Ringwood | BH24 3FS



MEYERS
MOVING BEYOND EXPECTATIONS



Offers In Excess Of: £400,000

Enjoying an enviable position overlooking a green space within the popular residential development of Beaumont Park in Ringwood is this well presented three bedroom family home. Offering bright and spacious accommodation throughout, the property benefits from a double aspect sitting room, a contemporary kitchen/diner with separate laundry room, a ground floor cloakroom and an en-suite to the principal bedroom. Further advantages of this modern home include a private rear garden and off-road parking to the front & side. Well maintained by the current owners, this attractive home is available to view upon request.

 1  3  2.5  Multiple Vehicle Spaces

- Three Generous Size Double Bedrooms
- Open Plan Kitchen/Diner with French Door to the Garden
- Private Back Garden
- Driveway Parking for Multiple Vehicles
- Contemporary Ensuite to Bedroom One
- Laundry Room
- Ground Floor WC
- Short Walk to Open Forest and Local Park
- Good School Catchments

Entrance Hallway

Approached via a block paved driveway which precedes an external storm porch and central, composite front door. A welcoming hallway featuring wood-effect flooring provides access to the carpeted staircase and the ground floor cloakroom which comprise of a wash hand basin, low level WC, radiator and LED downlights

Kitchen/Dining Room

Accessed from the hallway, the spacious dual aspect kitchen/dining room has a bright and spacious feel overlooking the private back garden. Fitted with modern gloss base and eye level units with contrasting work surfaces and subway style tiled splashbacks. The

kitchen includes an oven with four ring gas hob, stainless steel sink with drainage board and space and plumbing for a fridge freezer and dishwasher. Double doors from the dining end of this open plan space open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces whilst allowing ample room for a dining table and chairs.

Laundry Room

Accessed via the kitchen, the separate laundry room offers additional cupboard space in matching base and eye level units, as well as further counter top. This practical space includes plumbing for a washing machine and access to the under stair storage cupboard.

Sitting Room

The spacious sitting room enjoys a bright double aspect with a south-facing window overlooking attractive green areas to the front of the property. Offering ample room for large furniture, this welcoming reception room provides an ideal space for relaxing or entertaining.

Landing

The open first floor landing is carpeted and provides access to all three bedrooms and the family bathroom. A loft hatch offers access to additional roof storage.

Bedroom 1

The principal bedroom is a spacious double room enjoying elevated views across the green space to the

front of the property via a double glazed window fitted with shutters. This room further benefits from a contemporary en-suite shower room comprising of a walk-in tiled shower, wash hand basin with tiled splashback, low level WC, ladder style towel rail and obscure window.

Bedroom 2

Located to the front of the property, bedroom two is another generous double bedroom with ample space for freestanding furniture as required. Complete with carpeted flooring and double glazed with fitted shutters.

Bedroom 3

Enjoying elevated views overlooking the rear garden, bedroom three is a well-proportioned double room also

fitted with shutter blinds.

Family Bathroom

The contemporary family bathroom comprises of a panelled bath with glass shower screen, wash hand basin, low level WC and heated towel rail. LED downlights and an obscure window provide both practical lighting and natural ventilation.

Important Information

Tenure: Freehold

Council Tax: C

EPC Rating: B

Local Authority: New Forest

Development Maintenance Fee: £260 Per Annum

Garden

The private rear garden is enclosed by board fencing and offers a low maintenance layout including an astro turf lawn, patio suitable for external seating and al-fresco dining. Complete with a garden shed with power and suitable for storage and a back patio accessed via a paved path, as well as external power sockets. A side gate provides private access from the driveway.

Driveway Parking

To the front of the property is a shingle parking area bordered by a panelled half height fence, whilst further tandem parking is available on the main driveway.

Location

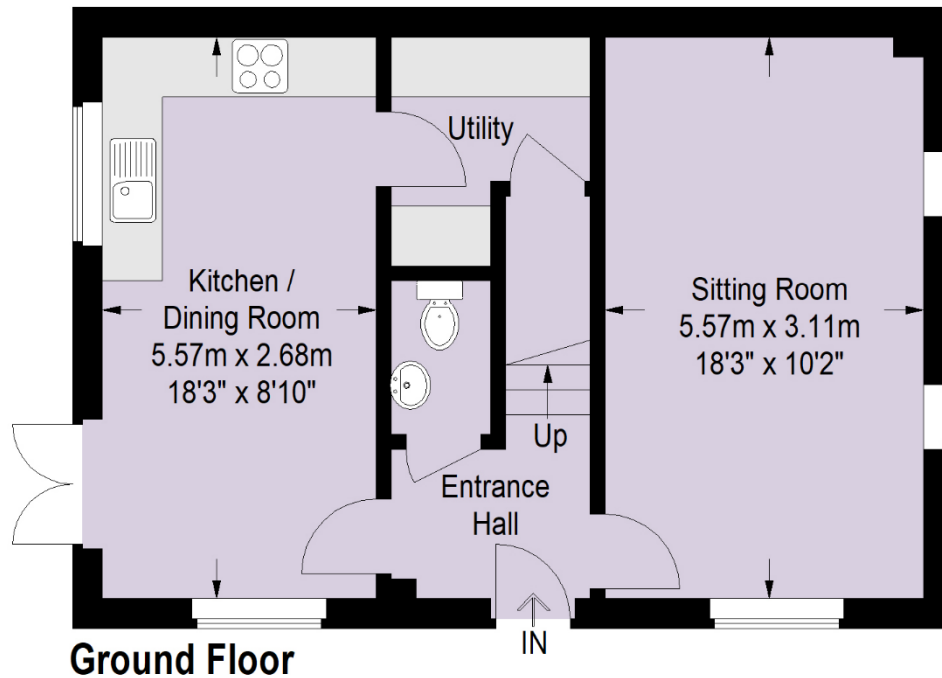
The family friendly Beaumont Park housing development enjoys

the use of two parks and is extremely popular with families and dog walkers. Sitting within walking distance of the Castleman railway and a popular local country pub the property is just a short walk from the bustling high street of Ringwood and all of its boutique shops, restaurants and coffee shops. Considered by many to be the heart of the New Forest National Park, Ringwood's popularity continuously seems to grow with its sought after schools and community feel. Situated on the western edge of the New Forest, 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 Bournemouth beach and Jurassic coastline.

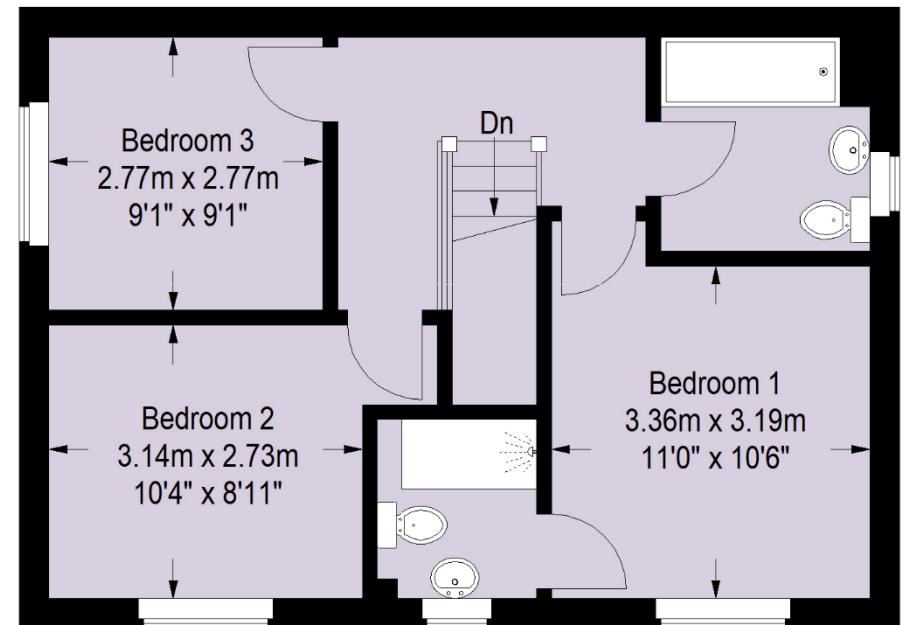
For further information and viewing arrangements please contact us today on 01425 561227



Approximate Gross Internal Area
 Ground Floor = 47.0 sq m / 506 sq ft
 First Floor = 46.6 sq m / 502 sq ft
 Total = 93.6 sq m / 1008 sq ft



Ground Floor



First Floor

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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.

