

COOK CLOSE
POULNER | RINGWOOD | BH24 1XS



MEYERS
MOVING BEYOND EXPECTATIONS



Offers In Excess Of: £400,000

This beautifully presented three-bedroom semi-detached family home is located in a cul-de-sac within the sought-after Ringwood and Poulner School catchment areas. Ideally positioned close to local amenities and a short distance from the open New Forest, the property offers both convenience and a desirable lifestyle setting. The accommodation comprises a spacious sitting room, along with a recently fitted kitchen that is open plan to the dining room and family area, the sociable hub of the home which enjoys garden views and access. Further benefits include a refitted bathroom, garage and off-road parking for multiple vehicles. An ideal opportunity for families looking to upsize, as well as those seeking to take their first step onto the property ladder.

 1  3  1  3 + Garage

- Three Bedroom Semi-Detached
- Remodeled and Fitted Kitchen/Dining Room/Family Room
- Bright and Airy Sitting Room
- Re Fitted Family Bathroom
- Ideal Family Home
- Low Maintenance Landscaped Garden
- Detached Garage and Off Road Parking
- Short Walk to Open New Forest
- Poulner Infant, Junior Catchment and Ringwood Academy School

Entrance Hallway

A uPVC front door with a partially glazed side panel opens into a welcoming entrance porch, providing space for coats and shoes. Partly glazed double doors lead through to the sitting room.

Sitting Room

The bright and spacious sitting room features a large picture window with a westerly aspect to the front elevation, allowing plenty of natural light. There is ample space for sofas and freestanding furniture. A gas fire with a stone mantel and hearth provides a focal point to the room. Stairs rise to the first-floor landing with useful under-stairs storage.

Kitchen/Dining/Family Room

The kitchen/dining/family room is the true hub of the home and was thoughtfully redesigned and refurbished by the current owners in 2020. The kitchen is fitted with floor and wall-mounted grey shaker-style units with contrasting oak work surfaces. A Butler-style ceramic sink with mixer tap sits beneath a window overlooking the rear garden. Appliances include a four-ring Zanussi gas hob with AEG chimney-style extractor, AEG oven and combination oven, integrated fridge, and integrated dishwasher. There is space and plumbing for a washing machine. Storage is extensive and well designed, featuring pull-out larder storage, corner carousel units, pull-out bin storage,

deep pan drawers, and cutlery drawers. A breakfast bar provides sociable seating for up to three stools.

There is ample room for a 6–8 seater dining table, with the space opening seamlessly into a snug/family seating area enjoying dual-aspect garden views. A glazed uPVC door provides direct access to the garden. The room is finished with wood-effect Amtico flooring throughout.

First Floor Landing

Carpeted stairs with wooden spindles and handrail lead to the first-floor landing, which benefits from a side window providing excellent natural light. The landing gives access to all three bedrooms and the family bathroom. A ceiling hatch with pull-down ladder leads to the loft, which

has power, lighting, and storage.

Bedroom 1

A spacious principal bedroom located to the front of the property, offering ample room for a king-size bed and freestanding furniture. A door leads to a linen cupboard with built-in shelving, housing the water cylinder and shower pump.

Bedroom 2

A generous double bedroom overlooking the rear garden, with space for a king-size bed and additional freestanding furniture.

Bedroom 3

A well-proportioned single bedroom, currently used as a home office. This room

provides access to a storage cupboard housing the Worcester boiler.

Family Bathroom

Refitted in 2022 to a high standard, the family bathroom features floor-to-ceiling tiling and comprises a low-level traditional-style WC, industrial style, wooden, vanity unit with countertop ceramic basin and wall-mounted mixer taps. There is a panelled bath with a wall-mounted mixer valve, Burlington taps, separate shower attachment, and a rainfall ceiling-mounted shower head, enclosed by a glazed hinged shower screen door. A traditional-style wall-mounted radiator completes the room.

Garage

The single garage is situated to the rear of the property and is accessed via the driveway through an up-and-over door. A uPVC rear access door is also provided. The garage offers vehicle storage as well as space for additional appliances such as a tumble dryer and benefits from power and lighting.

Externally

Front

The front of the property is well maintained and approached via a block-paved driveway providing parking for three to four vehicles. There is a lawned area to the side and steps leading up to the front door.

Rear

The rear garden has been landscaped by the current

owners to create a low-maintenance outdoor space. A patio area sits directly off the kitchen/dining/family room, ideal for entertaining. The garden is mainly laid to lawn with a paved pathway leading to a secondary seating area at the rear, perfectly positioned to enjoy the south-westerly sun. The garden is enclosed with sleeper borders, slatted fencing for privacy, and close-board fencing, with a rear gate providing access to the driveway.

Location

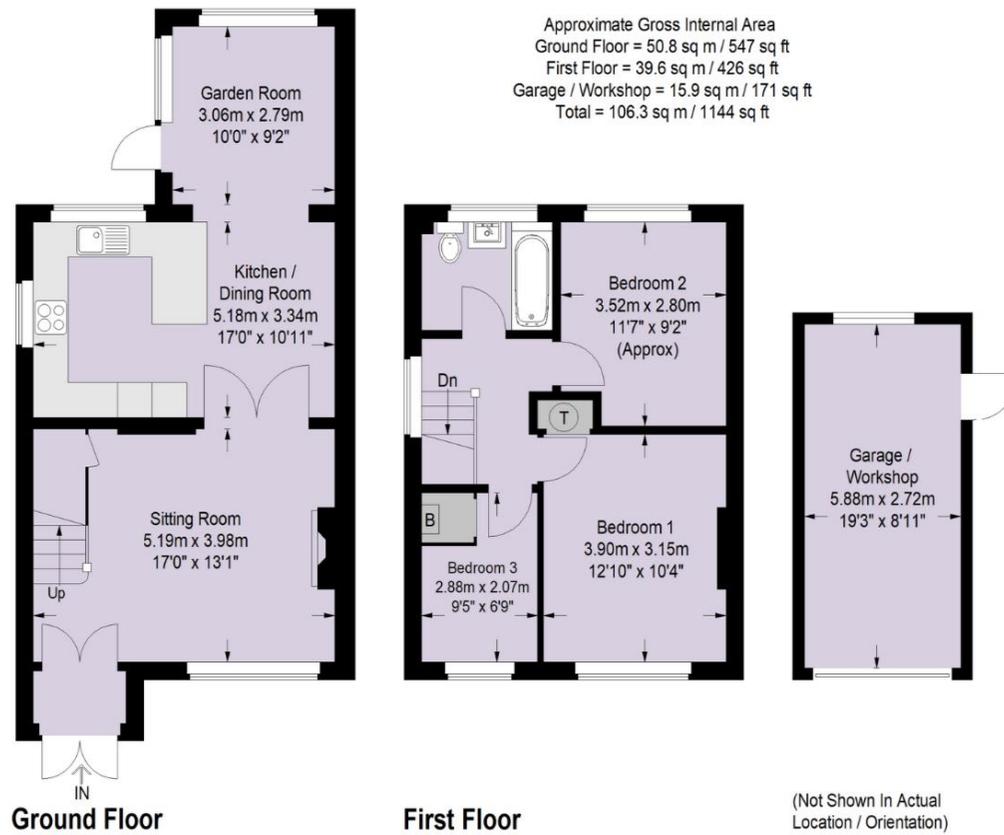
Cook Close is a small cul de sac, within a short walk and access to the New Forest and popular dog walking spots the property sits in an extremely convenient position. The Poulner district of the town is within walking distance of Ringwood high street and perfectly positioned to take

advantage of the popular Ringwood Academy School and the local Poulner Infant and Junior schools in North Poulner Road. 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. 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.



TENURE – FREEHOLD
COUNCIL TAX BAND – C
EPC – D





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 RINGWOOD
 BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	547 SQ FT
FIRST FLOOR AREA	426 SQ FT
TOTAL FLOOR AREA	1144 SQ FT
COUNCIL TAX	C
EPC RATING	C
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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