

NEPTUNE DRIVE

Victory Oak | St. Leonards | BH24 2FB





Guide Price: £425,000

Situated within the ever-popular Victory Oak development is this beautifully presented three bedroom detached family home, constructed in 2018 and benefiting from the remainder of its NHBC warranty. Offering bright and spacious accommodation throughout, this superb property comprises of a spacious kitchen/breakfast room, generous sitting room overlooking the rear garden, three well-proportioned bedrooms, en-suite shower room, a family bathroom, downstairs cloakroom and a garage with driveway parking. Externally, the home enjoys a private south-westerly facing garden together with solar PV panels, making it an excellent choice for modern family living.

 1  3  3  Garage



- Three Bedroom Detached House
- Chain Free
- Solar PV Panels
- South-West Facing Garden
- Garage
- Spacious Living Room Overlooking Garden
- Short walk to Open Heath/Forest and Children's Play Park
- Approx 2 Years Remaining on the NHBC Building Warranty

Entrance & Cloakroom

Approached via a block paved driveway with a paved pathway leading through the front garden to a covered external storm porch. The front garden is mainly laid to lawn with mature shrub borders creating an attractive first impression. Entered via a composite front door, the welcoming hallway benefits from wood-effect flooring and a carpeted staircase rising to the first floor. An understairs storage cupboard houses the consumer unit, utility meters and controls for the solar PV panels. Access is also provided to the ground floor cloakroom comprising of a low-level WC, wash hand basin, radiator and an obscure front aspect window.

Kitchen/Diner

Positioned to the front of the property, the contemporary kitchen/dining room is fitted with a range of white gloss handleless base and eye level units complemented by contrasting grey work surfaces and tiled splashbacks. A stainless steel double bowl sink with drainer is positioned beneath a front aspect double glazed window. Integrated appliances include a fridge/freezer, dishwasher, washing machine, electric oven and four-ring gas hob with stainless steel extractor above. A concealed Worcester boiler is neatly housed within a corner cupboard. The dining area provides ample space for a family table and chairs, creating an excellent social and entertaining space.

Sitting Room

Located to the rear of the property, the spacious sitting room enjoys a bright south-westerly aspect via full-height windows and double glazed French doors opening directly onto the patio and garden beyond. Finished with carpeted flooring and neutral décor, this well-proportioned reception room offers ample space for large sofa suites and freestanding furniture

Landing

A carpeted staircase leads to the first floor landing which provides access to the three bedrooms and family bathroom whilst also housing an airing cupboard. Access to the loft can be gained from the landing.

Bedroom 1

The principle bedroom is located to the front of the property and is a well-proportioned and bright space with ample room for free standing furniture as required. Benefiting from a built in wardrobe with hanging rail this double bedroom features double height window with Juliet balcony. The ensuite includes a tiled walk in shower with glass door, a wash hand basin with mixer tap, low level WC and a wall hung chrome towel rail.

Bedroom 2

This spacious double bedroom continues the contemporary décor and enjoys views over the rear garden via a double glazed

south west facing window. Bedroom two features plenty of room for free standing wardrobes, drawers and a dressing table.

Bedroom 3

Bedroom three is a small double room currently utilised as a study. Also enjoying views to the rear this room is complete with carpeted flooring and a wall hung GCH radiator.

Family Bathroom

Another light and modern space complete to a high specification with a paneled bath with shower attachment, tiled walls, low level WC, wash hand basin with a mixer tap, opaque window and a towel rail.

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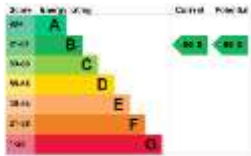
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Garden & Garage

The attractive south-westerly facing rear garden is predominantly laid to lawn and enclosed by timber fencing with an attractive feature brick wall to the rear. Mature shrub borders provide colour and privacy, whilst a spacious paved patio offers the perfect setting for al fresco dining and outdoor entertaining. Garage access can be gained via double door from the garden or a front up and over door from the driveway. The garage benefits from power, lighting and excellent storage space



Location

Positioned favourably within the Victory Oak development the property enjoys easy access to the developments communal playing field and park. Constructed circa 2017/18 Victory Oak is accessible from the A31 and is extremely well positioned in a convenient location close to various amenities including a doctors surgery and Marks and Spencers convenience store. Ideal for young families and dog walkers alike the development is surrounded by a popular Nature Reserve with heathland walks. St Leonards is a sought after area found just a short distance from the popular

Ringwood. 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 within a short distance from the beautiful local beaches and is a 'stone's throw' from Moors Valley and Avon Heath Country Parks.

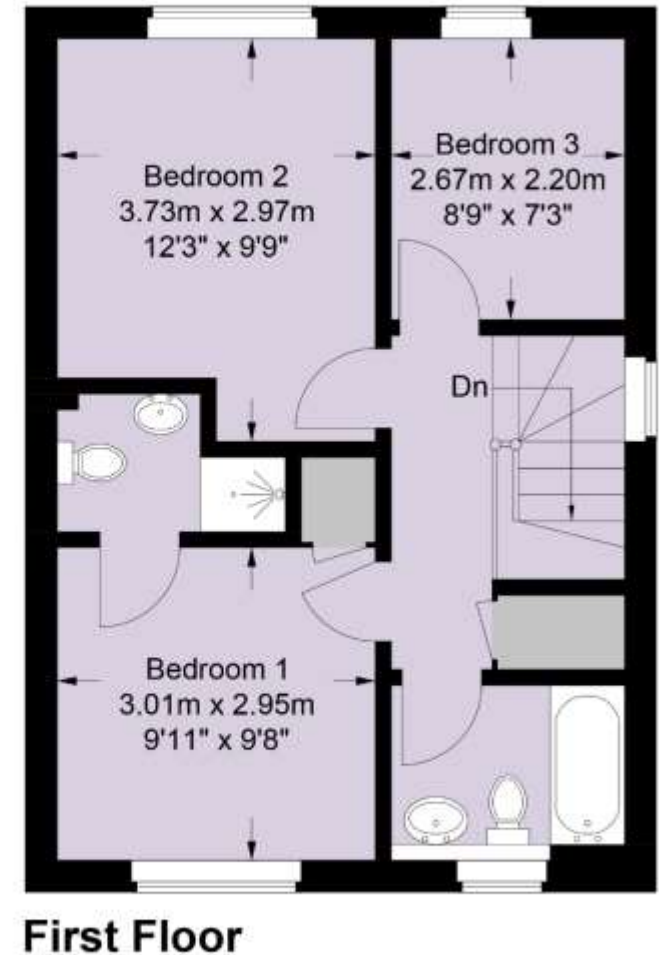
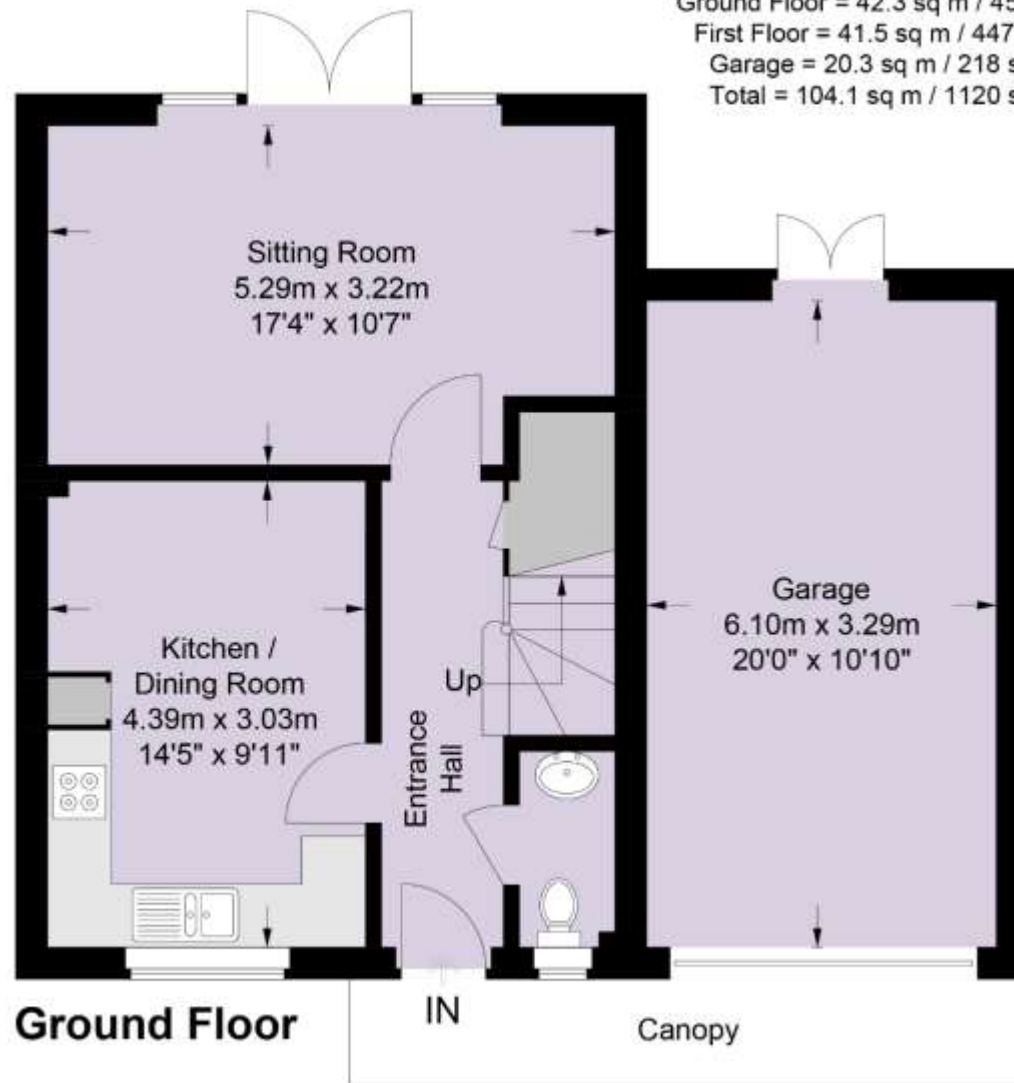
Tenure: Freehold

Council Tax Band: D

Local Authority: Dorset



Approximate Gross Internal Area
 Ground Floor = 42.3 sq m / 455 sq ft
 First Floor = 41.5 sq m / 447 sq ft
 Garage = 20.3 sq m / 218 sq ft
 Total = 104.1 sq m / 1120 sq ft



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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.

