

**COOK CLOSE**

POULNER | RINGWOOD | BH24 1XS





# Asking Price: £415,000

Enjoying a convenient and well-established residential position within Poulner, Ringwood is this generously proportioned four bedroom family home. Located within walking distance to local schools the property offers flexible accommodation throughout, featuring a spacious sitting room with wood burner, an open plan kitchen/diner, four bedrooms, a modernised family shower room and an enclosed west-facing garden. Further benefits include a garage, loft storage and excellent living space suited to growing families



1



3



1



3 + Garage

- Four Bedroom Semi-Detached
- Open Plan Kitchen/Diner
- Garage
- Bright and Spacious Sitting Room
- Re Fitted Family Bathroom
- Ideal Family Home within Good School Catchments
- Low Maintenance Landscaped Garden
- Driveway Parking
- Short Walk to Open New Forest

## Entrance Hallway

A spacious driveway precedes a UPVC enclosed porch with ample room for shoes and coats storage whilst also housing a useful cupboard incorporating the meters. A wooden frame glazed door in turn leads into the living room.

## Sitting Room

Positioned to the front of the property, the living room enjoys a bright aspect via a large double glazed front-facing window. A wood burner with stone hearth and base create an attractive central focal point for the room, while a gas central heating radiator and neutral décor complete the space.

## Kitchen/Dining Room

An open archway from the living area seamlessly links the open plan kitchen diner which stretches the width of the property and enjoys views and access to the west facing garden. The kitchen area is defined by tile flooring and features a large breakfast bar with stool seating. Complete with a range of base and eye level units and contrasting worksurfaces the kitchen includes a sink and stainless steel drainage board, integrated oven, a four-ring gas hob and extractor fan, washing machine and integrated dishwasher. A UPVC window overlooks the garden whilst a double glazed door provides access to the patio.

## Landing

The carpeted staircase leads to the first floor landing which provides access to all bedrooms and the family shower room. A loft hatch with ladder offers access to the partly boarded loft space, providing useful additional storage.

## Bedroom 1

A spacious double bedroom offering ample room for large freestanding furniture. This room further benefits from mirrored floor-to-ceiling sliding wardrobe doors with hanging space and shelving.

## Bedroom 2

Part of a first floor extension bedroom two enjoys a double aspect via double glazed windows to the front and rear and is another generously sized double bedroom providing excellent flexibility for bedroom furniture.

## Bedroom 3

Enjoying elevated views of the garden via a double glazed window, bedroom

Three is a well-proportioned double complete with neutral décor and fitted with blinds.

## Bedroom 4

A versatile single bedroom suitable for use as a child's bedroom or home office. This room includes a built-in cupboard with shelving and houses the Vaillant combi boiler.

## Family Bathroom

Modernised to a high-specification the shower room features fully tiled walls, a walk-in mains shower, chrome ladder-style towel rail, vanity unit with wash hand basin and concealed low-level WC.

## **Garage**

Located to the front left of the property the garage is accessed via an electronic roller door. Offering ample storage space and complete with power and lighting the garage offers space suitable for conversion to further living space or a utility room subject to building regulations.

## **Externally**

### **Front**

The front of the property is well maintained and approached via a spacious driveway providing parking for multiple vehicles. A well-manicured lawn area and picket fence provide separation to the neighbouring property.

### **Rear**

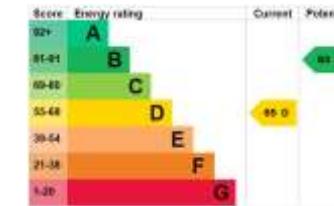
The private back garden enjoys a sunny westerly aspect and features a patio suitable for

Al fresco dining and lounging area. Enclosed via board fencing the garden further includes a raised decking area, shed storage and raised flower bed.

## **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**

**AUTHORITY – New Forest**

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Approximate Gross Internal Area  
 Ground Floor = 46.6 sq m / 502 sq ft  
 First Floor = 43.6 sq m / 469 sq ft  
 Garage = 11.4 sq m / 123 sq ft  
 Total = 101.6 sq m / 1094 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.

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