



HEARNES

WHERE SERVICE COUNTS

Forestlake Avenue, Ringwood, BH24 1QU

A mature, west facing, landscaped rear garden extending to over 50ft, plenty of parking and a double garage are just a few features of this beautifully presented, spacious and stylish family home that is located within 100 yards of stunning walks at Hightown Lakes.

The first floor has a gorgeous, light and airy, galleried landing that leads to four well-proportioned bedrooms, serviced by a contemporary style, refitted family bathroom. The master bedroom is a particular feature of the property, having recently been refitted in a range of sleek bedroom furniture. It also benefits from a walk-through dressing area and a modern, 4-piece en-suite shower room.

The ground floor accommodation centres around a welcoming reception hall with useful cloakroom, accessing all three of the flexible reception rooms and the kitchen/breakfast room. The kitchen/breakfast room has been designed to make excellent use of the space offer, with a range of timeless, shaker style units with contrasting, solid black granite worktops and tiled splash backs. Built-in appliances include a dishwasher, fridge and freezer, double oven and matching 5-burner gas hob with filter/extractor canopy over.

From the dual-aspect sitting room are doors that open into the garden room/conservatory. The owners spend a lot of time in this peaceful space, enjoying the gardens from behind closed doors with the heating on in the winter and thorough open doors in the summer, when the room feels like an extension to the garden.

The rear gardens have been landscaped and designed for outdoor entertaining. A fantastic, porcelain paved terrace can be accessed by doors from the kitchen/breakfast room and conservatory and is the perfect spot to sit and relax at the end of a busy day, with its sunny, westerly aspect. The garden extends to over 50' in depth and is enclosed by fencing and established trees, shrubs and hedging.

To the front is a driveway offering plenty of parking, in turn leading to the integral double garage.

Local Authority: New Forest

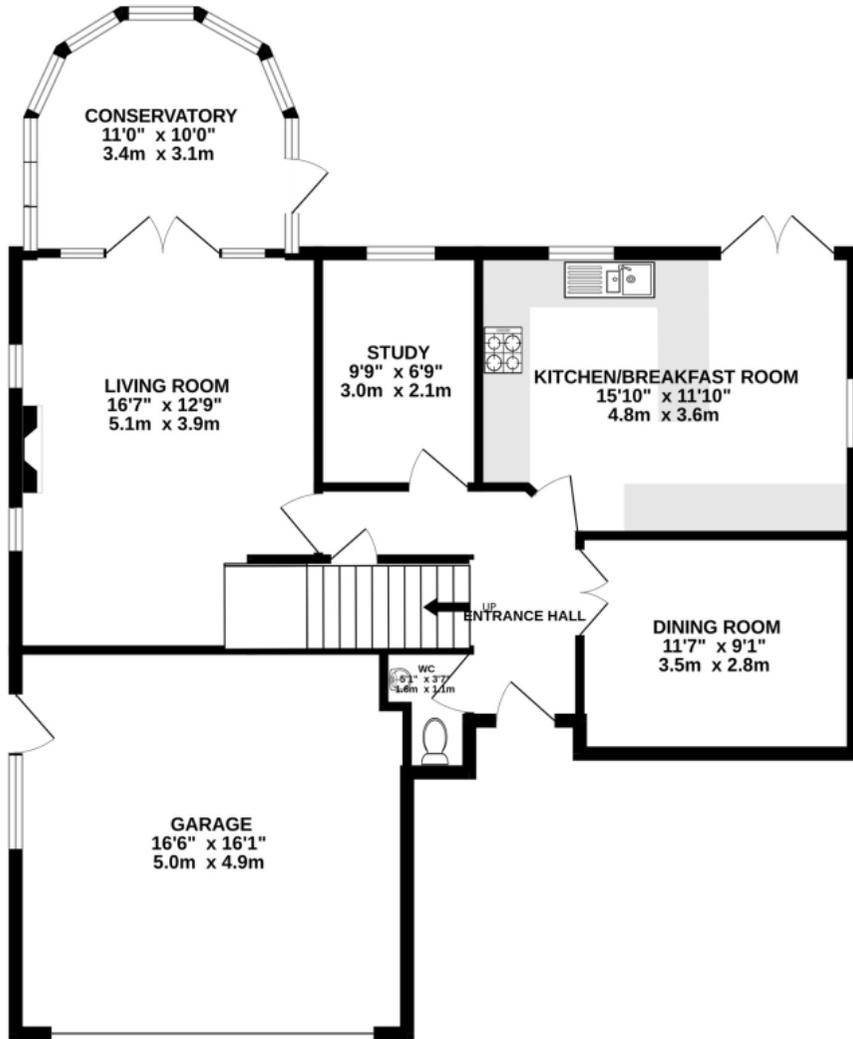
Council Tax Band: F

Energy Performance Certificate: Rating D

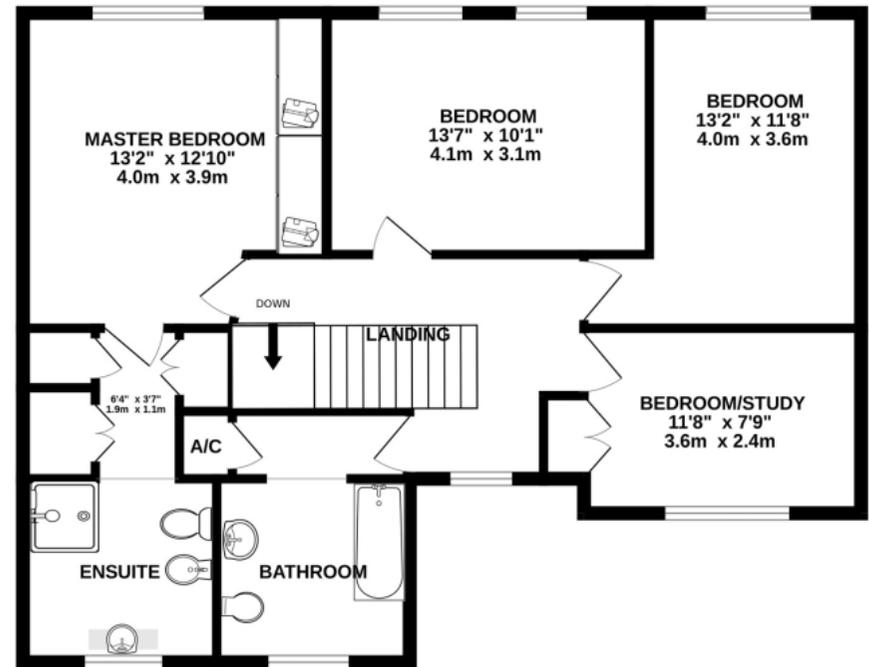




GROUND FLOOR
1025 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 1855 sq.ft. (172.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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