

**Windsor Close,**  
St. Ives, BH24 2LJ





# Offers In Excess Of: £450,000

Situated within a quiet and established residential cul-de-sac is this well maintained two double bedroom bungalow offering spacious and versatile accommodation throughout. Offered chain free the property benefits from a bright double aspect living/dining room, conservatory, fitted kitchen and private back landscaped back garden. The property further includes driveway parking for multiple vehicles and excellent storage including a fully insulated loft. Ideal for those seeking single level living, this home must be viewed to be fully appreciated.

 2  2  1  Driveway Parking

- Detached Two Double Bedroom Bungalow
- Chain free
- Private Landscaped Garden
- Driveway Parking for Multiple Vehicles
- Two Reception Rooms & Conservatory
- Recently Refurbished
- Cul-De-Sac Location within St Ives First School catchment area rated Outstanding by Ofsted
- Spacious Hallway with excellent storage and a fully insulated loft

## **Entrance Hallway**

Approached via an open shingle driveway, a covered storm porch with lighting and gentle steps leads to a UPVC front door. This opens into a spacious central hallway, newly carpeted and providing access to all principal rooms. The hallway also features a large storage cupboard with hanging space for coats, along with a loft hatch with pull-down ladder giving access to a fully insulated loft.

## **Kitchen**

Enjoying two access points; one from the hallway or a glazed sliding door from the dining area, the kitchen is fitted with shaker style base and eye level units, one of

which houses the Glow-worm combi boiler. The kitchen includes tiled splashbacks, a newly fitted double sink with drainage board positioned beneath dual windows overlooking the garden and space for freestanding appliances including a washing machine, dishwasher, oven with gas hob and fridge/freezer.

## **Sitting/Dining Room**

The impressive double aspect living/dining room enjoys parquet flooring and a large front-facing window allowing for excellent natural light. A gas fireplace provides an attractive focal point, while the generous proportions allow ample

space for substantial free-standing furniture. An open archway leads seamlessly into the dining area, which in turn benefits from double doors opening into the conservatory.

## **Conservatory**

The conservatory offers a bright additional reception space with windows overlooking the garden and is complete with power sockets. Double doors provide direct access to the patio, making it an ideal space for both relaxing and entertaining.

## **Bedroom 1**

The principal bedroom is a spacious double room featuring built-in wardrobes

and additional space for free-standing furniture. Double glazed windows allow for plenty of natural light, creating a bright and comfortable space.

## **Bedroom 2**

Like bedroom one this room benefits from newly carpeted floor and neutral décor. Located to the rear of the property, bedroom two is another well-proportioned double room enjoying views of the garden with ample space for large free standing furniture.

## **Bathroom**

The fully tiled family bathroom comprises of a large bath with glass shower screen and handheld

hose shower attachment to chrome taps, a separate walk in shower, white gloss vanity unit beneath the wash hand basin, low level WC and radiator. Dual side aspect obscure windows provide natural light.

## **Garden**

The generous rear garden features a large lawn area, a spacious patio ideal for al fresco dining and newly installed enclosed board fencing. Raised flower beds add interest and structure, creating a private and enjoyable outdoor space. Side access to one side can be gained via a private secure gate, whilst trees have been newly planted at the bottom of the garden for further privacy.

**Patrick Hester**

07581253269

patrick.h@meyersstates.com

**Dan Godwin**

07921630833

dan.g@meyersstates.com





### **Parking**

The spacious shingle driveway located to the front of the home offers space for multiple cars with easy vehicular access gained via a dropped curb.

### **Location**

Windsor Close is a popular cul-de-sac located in St. Ives, Ringwood. Conveniently situated just moments from the popular St Ives Primary School this sought after area is just a short drive from the popular and bustling market town of 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 a short distance from the beautiful local beaches and is a 'stone's throw' from the popular Moors Valley Country Park.

For further information and viewing arrangements contact us on 01425 561227



Approximate Gross Internal Area = 90.2 sq m / 971 sq ft



01425 561227  
Ringwood@meyersstates.com  
[www.meyersstates.com](http://www.meyersstates.com)

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