



sparks ellison

36 Ringwood Drive, North Baddesley, SO52 9GY

£365,000

Situated on the charming Ringwood Drive in North Baddesley, this beautifully presented semi-detached house offers a delightful blend of comfort and style. Built in 1960's, the property has been thoughtfully maintained and is ready for you to move in and make it your own. Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The heart of the home is undoubtedly the large kitchen / dining room, which overlooks the expansive 44' southerly facing rear garden. This bright and airy space is ideal for family meals or hosting gatherings, allowing you to enjoy the natural light and views of the garden. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or for those who desire extra room for guests or a home office. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for everyday living. Outside, the generous rear garden is a true highlight, offering a peaceful retreat for outdoor activities, gardening, or simply enjoying the sunshine. Additionally, the property benefits from ample off-road parking, making it convenient for residents and visitors alike. This semi-detached house on Ringwood Drive is a wonderful opportunity for anyone seeking a family home in a desirable location. With its attractive features and spacious layout, it is sure to appeal to a variety of buyers.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

Sitting Room:

15'6" x 12'9" (4.73m x 3.89m)

Kitchen/Dining Room:

16' x 8'11" (4.88m x 2.72m) Comprehensively fitted including extra tall top cupboards providing added storage, built in oven, built in gas hob, integrated extractor hood, space and plumbing for washing machine, space for fridge freezer, space for table and chairs.

FIRST FLOOR

Landing:

Access to loft space (boiler in loft)

Bedrrom 1:

13'3" x 9'1" (4.05m x 2.78m)

Bedroom 2:

11'3" x 9'1" (3.43m x 2.78m)

Bedroom 3:

7'8" x 6'6" (2.34m x 1.98m)

Bathroom:

Comprising bath with shower over, wash hand basin and WC inset to vanity unit, tiled walls, tiled floor.

OUTSIDE

Front:

Planted beds, driveway providing off road parking and leading along side of property along with an extended area at front providing space for several vehicles.

Rear Garden:

Measures approximately 44' x 25'. A real feature of the property benefitting from a

pleasant southerly aspect. The garden is attractively presented with area laid to lawn, paved patio area, mature bushes and shrubs and a mature tree. there is space to the side of the property providing an area for table and chairs or further seating.

Garage:

17'10" x 8'8" with up and over door, power and light, door to garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

74sqm/798sqft

Sellers Positon:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

North Baddesley Infant/Junior School

Secondary School:

The Mountbatten School

Council Tax:

Band C

Local Council:

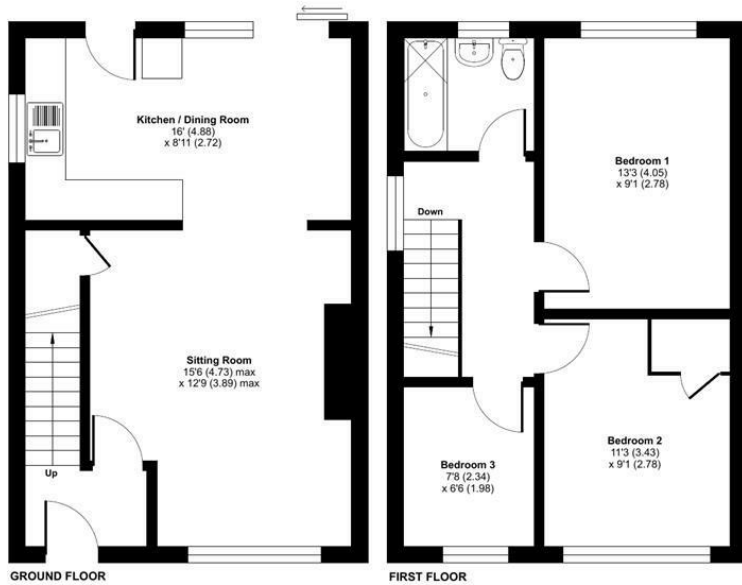
Test Valley Borough Council - 01264 368000

Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 399 sq ft / 37 sq m
 First Floor = 399 sq ft / 37 sq m
 Total = 798 sq ft / 74 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrcheom 2025. Produced for Sparks Ellison. REF: 1315537

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