

9 Narrowleaf Drive, Ringwood. BH24 3FR

£2,200 Monthly







Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500











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A spacious detached four double bedroom family home situated on a private corner plot with Sitting Room, Kitchen, Study, Utility, Cloakroom En-Suite shower room to Bedroom one, Family Bathroom, attractive gardens and a Double Garage. The property is situated within walking distance of Hightown Lakes, local pubs and beautiful open forest. The market town of Ringwood is approximately one mile from the property. Excellent schools and leisure facilities within close proximity. Available approximately end of November.

UNDER COVER ENTRANCE
Outside light, composite double glazed front door provides access to:

ENTRANCE HALL (12' 10" x 6' 2") or (3.92m x 1.88m)
Spacious 'L' shaped entrance hall, smooth finished ceiling, two ceiling light points, mains voltage smoke detector, half turn staircase, balustraded to first floor landing, radiator, wood plank effect LB flooring, Honeywell central heating thermostat and programmer, radiator, chrome switches and sockets, door provides access to under stairs storage cupboard housing the electric consumer unit, ceiling light point, power points and telephone point.

SITTING ROOM (19' 9" x 12' 8") or (6.01m x 3.85m)
Dual aspect room, smooth finished ceiling, two ceiling light points, double glazed window overlooking front garden aspect and double opening French doors with adjoining double glazed window openers providing access to rear garden and patio. Two single panelled radiators with independent thermostats, numerous chrome switches and sockets, satellite connection point, TV aerial connection point, Data connection point.

STUDY (8' 5" x 8' 11") or (2.57m x 2.72m)
Smooth finished ceiling, ceiling light point, dual aspect room with windows to front and side gardens, radiator with independent thermostat, power points, TV aerial point.

KITCHEN/BREAKFAST ROOM (18' 3" x 11' 2") or (5.55m x 3.40m)
Ceiling light point in main dining area with double glazed window overlooking garden. Radiator with independent thermostat, power points. Room continues to main kitchen area with comprehensive range of eye level and floor mounted light coloured kitchen units with Granite working surfaces with recessed Blanco stainless steel sink with half bowl and integrated drainer to worktop with monobloc mixer tap. Five Burner Neff gas hob with Granite splash backs and upstands with extractor above with Indesit oven and grill beneath. Integrated fridge and freezer, integrated full size dishwasher, door provides access to Ideal Logic gas fired central heating boiler and double opening French doors provide access to patio and rear garden with additional double glazed window adjacent to sink unit overlooking the side garden aspect. Numerous LED downlights in kitchen area, Greenwood ceiling extractor.

UTILITY ROOM (6' 4" x 6' 0") or (1.94m x 1.84m)
UPVC double glaze door to rear garden, stainless steel sink unit with swan necked mixer tap. Space and plumbing for washing machine and tumble dryer, base cupboard, radiator, wood effect flooring.

CLOAKROOM (5' 4" x 4' 2") or (1.62m x 1.27m)
Ceiling light point, opaque UPVC double glazed window. Half tiled walls. White suite comprising low level WC with push button flush. Pedestal wash hand basin with monobloc mixer tap. Radiator with independent thermostat, wall mounted extractor.

FIRST FLOOR LANDING (14' 6" x 3' 4") or (4.41m x 1.02m)
Mains voltage smoke detector, ceiling light, access to loft via roof hatch, power point, radiator with independent thermostat, door to airing cupboard with pressurised hot water cylinder with fitted immersion heater with slatted shelving above. Also access to Honeywell programmer, additional storage cupboard adjacent to airing cupboard, door leads to:

BEDROOM 1 (15' 11" x 11' 3") or (4.86m x 3.43m)
Two ceiling light points, smooth finished ceiling, dual aspect room, radiator, TV aerial connection point, numerous power points, provisions for wall mounted TV, telephone point, Honeywell central heating thermostat and programmer, door provides access to:

EN SUITE SHOWER ROOM (7' 7" x 4' 0") or (2.32m x 1.21m)
Three ceiling downlights, ceiling extractor, opaque UPVC double glazed window, half tiled walls with low level WC, pedestal wash hand basin with monobloc mixer tap and pop-up waste, chrome effect towel rail with independent thermostat and sliding door provides access to double shower cubicle which is tiled to full height with shower mixer bar with adjustable shower attachment, tiled flooring.

BEDROOM 2 (15' 4" x 9' 1") or (4.67m x 2.77m)
Ceiling light point, dual aspect room with windows to front and side overlooking the adjacent green. Radiator with independent thermostat, power points, TV aerial connection point.

BEDROOM 3 (11' 6" x 9' 2") or (3.50m x 2.80m)
Ceiling light point, UPVC double glazed window overlooking the adjacent Green. Radiator with independent thermostat.

BEDROOM 4 (11' 5" x 10' 3") or (3.49m x 3.13m)
Still a good size double bedroom with ceiling light point, UPVC double glazed window overlooking rear garden aspect with radiator and independent thermostat, power points.

OUTSIDE
The property is situated in probably one of the best positions on the development on a very sunny corner plot and benefits from a block paved driveway providing off road parking for two vehicles and in turn leading to the double garage.











BATHROOM (9' 2" x 6' 10") or (2.80m x 2.09m)

Numerous ceiling downlights, ceiling extractor, opaque UPVC double glazed window facing front aspect. Modern white suite comprising panelled enclosed bath with monobloc mixer tap. Separate shower mixer bar above with adjustable shower attachment and shower screen to one side. Low level WC with push button flush. Pedestal wash hand basin with monobloc mixer tap and pop-up waste, tiled flooring, chrome effect towel rail, radiator with independent thermostat.



REAR GARDEN

Patio adjoins the property, the garden is enclosed by close board fencing and brick walling. The garden is laid to lawn and benefits from a South/Easterly aspect. Outside water tap, outside security floodlight, external wall light and sensor.

DOUBLE GARAGE

Of brick construction with twin up and over doors under a pitched and tiled roof benefiting from light and power with UPVC double glazed door provides accessed to rear garden.



FRONT GARDEN

Laid to lawn with Evergreen hedging bordering the boundary with footpath providing access to front door entrance. PLEASE NOTE that the development has an annual maintenance fee to maintain the green areas which is £260 per annum.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From the central Ringwood roundabout take the second exit onto Mansfield Road. At the next roundabout take the first exit onto Christchurch Road. Continue along and take the first exit onto Castleman Way at the next roundabout. At the end of this road take the second exit at the roundabout onto Hightown Road. At the T junction turn right continuing along Hightown Road. Adjacent to the Elm Tree Pub turn right into Crow Lane then take the second turning into Hopclover Way. First right into Narrowleaf Drive and then first left where the property will be found on the left.



PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

DEPOSIT INFORMATION

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

Services

This property has the following services:

Tenure

The resale tenure for this property is

Council Tax

The council tax for this property is band F

GROUND FLOOR
1148 sq.ft. (106.6 sq.m.) approx.

1ST FLOOR
727 sq.ft. (67.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1875 sq.ft. (174.2 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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Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.