



Exceptionally Spacious 2-Bedroom Detached Bungalow in Quality Location

Tenure: Freehold

Approx 119 sq meters (1280 sq ft)

Good Plot of approx 0.19 acre

Built circa 2004

1a Brockwood, Off Oaks Drive,
St Leonards, Ringwood. BH24 2PS

Price £565,000

- Spacious Entrance Hall
- Large Lounge
- Conservatory
- Superb Kitchen/Diner
- Utility Room
- 2-Double Bedrooms

- En-Suite Shower Room & Bathroom
- Gas Central Heating & Double-Glazing
- Wide Driveway & Large Integral Garage
- Good-Sized Rear Garden with Sunny Aspect
- Quality Residential Area
- No Chain! Viewing Recommended!

Exceptionally spacious 2-bedroom detached bungalow with a floor area of approximately 1280 sq ft, built circa 2004, occupying a quiet, cul-de-sac location of only 7 properties, near to local amenities including the popular St Ives & St Leonards Tennis Club & Bowls Club. Nearby is the Castleman Trailway with protected walks & leads to the West Moors Country Park. Good road connections provide easy access to nearby towns of Ringwood, Ferndown & Wimborne together with the New Forest & seaside resorts of Bournemouth & Poole.

The property offers light & airy, well-planned accommodation combined with generous room dimensions. Features include a superb kitchen/diner, large lounge & conservatory, all backing onto a private rear garden. Viewing highly recommended!

Accommodation and approximate room sizes:

- **Spacious Hall:** Cloaks cupboard. Hatch to insulated roof space. Inset spot lights. Double doors to:
- **Lounge:** A large room with 2 wall lights & inset spot lights. Opening to the dining area & double doors to:
- **Conservatory:** Double doors to garden. Ceramic tiled floor.
- **Kitchen/Diner:** An impressive room with a good range of floor and wall cupboards. Inset enamel sink unit. High level oven, induction hob with cooker hood over. Integrated fridge & dishwasher. Ample space for dining suite. Inset spot lights. Double doors to garden.
- **Utility Room:** Fitted base & wall units with inset stainless steel sink. Plumbing for washing machine & tumble dryer. Wall mounted combination gas boiler. Door to garden.
- **Bedroom 1:** A bright double bedroom with Dressing Area having large built-in wardrobe.
- **En-Suite Shower Room:** Wet room style shower. Vanity wash basin & WC. Heated towel rail.
- **Bedroom 2:** Ample double bedroom with a range of fitted wardrobes with mirror fronted doors & wall safe. Bay window to front elevation.
- **Bathroom:** Panelled bath with mixer tap & shower attachment. Pedestal wash basin & WC. Heated towel rail.
- **Gas Central Heating**
- **PVCu Double-Glazing & Cavity Wall Insulation**
- **Rear Garden:** The rear garden has a large paved patio to the rear of the bungalow with step to lawn. Outside tap. In all, the garden enjoys a good degree of privacy with a sunny aspect.
- **Wide block driveway** providing ample 'off-road' parking.
- **Integral Garage:** Large garage with electric up & over door. Side door to entrance hall.
- **Council Tax Band 'E' Energy Rating 'C'**
- **Service Charge for Garden Maintenance of communal areas:** £163 per half year via Oaks Drive (St Leonards) Management Company.

IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05343



Kitchen/Diner



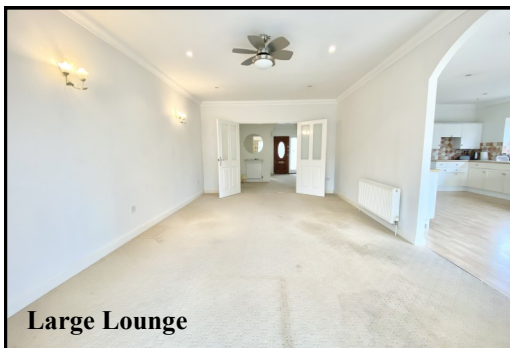
Kitchen/Diner



Dining Area



Kitchen/Diner



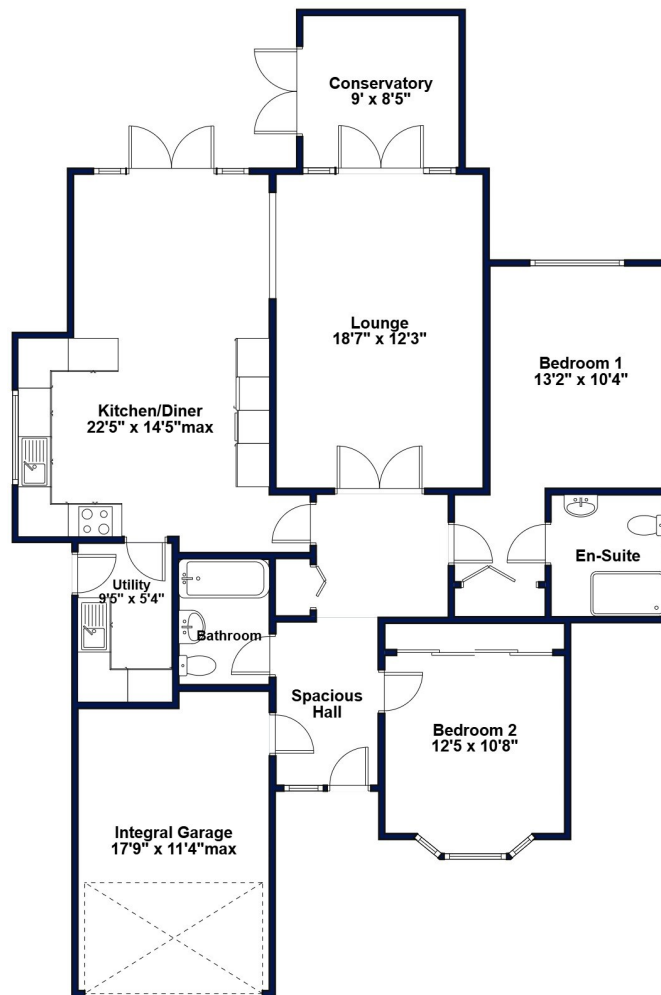
Large Lounge



Conservatory



Lounge



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.



Spacious Hall



Bedroom 2



Bedroom 1



En-Suite Shower Room



Bathroom

