

Pineholt Close,
St. Ives, BH24 2NE



MEYERS

NOVINE BEVING EXPECTATIONS



Guide Price: £450,000

Offered with no forward chain is this spacious three bedroom bungalow positioned within a desirable cul-de-sac in the popular area of St. Ives. Comprising of three doubles, an en-suite bathroom, well equipped modern kitchen, expansive conservatory, large living/dining room and an open entrance hallway. Also benefiting from a generous plot offering ample off road parking for multiple vehicles, a detached garage and private back garden, the bungalow offers great potential for modernisation and is available to view upon request.

 1  3  2  Double Garage and Driveway

- Detached Three Double Bedroom Bungalow
- Chain free
- Detached Garage with Electric Door
- Driveway Parking for Multiple Vehicles
- South Westerly Private Back Garden
- En-suite Bathroom
- Cul-De-Sac Location
- Conservatory



Entrance Hallway

Approached via a pathway set between shingle flower beds, an external storm porch with brick pillar provides shelter before steps rise to the bungalow entrance. A UPVC front door opens into a spacious hallway which houses the airing cupboard and provides access to the loft via a hatch with pull-down ladder.

Kitchen

The generously sized kitchen enjoys a bright double aspect including a window overlooking the conservatory and a door providing direct access to the garden. Fitted with shaker style base and eye

level units with contrasting work surfaces, the kitchen also includes a stainless steel sink with drainage board, integrated eye level Neff double oven, induction hob with glass splashback and extractor fan. There is space and plumbing for both a dishwasher and washing machine, as well as space for a freestanding fridge freezer. A breakfast bar offers additional preparation space and seating for stools, while a corner cupboard houses the boiler.

Sitting/Dining Room

The spacious double aspect living room provides ample room for large sofa suites along with a dining table and chairs if desired. A focal point fireplace creates a

welcoming centrepiece, while sliding doors lead directly into the conservatory.

Conservatory

Overlooking the south-westerly facing garden, the large conservatory benefits from a knee-high brick wall construction with UPVC windows above, creating a bright and airy space. Designed across two sections, one area is ideal for additional dining while the other provides a relaxing seating area. A door opens onto a small patio.

Bedroom 1

Featuring carpeted flooring the principal bedroom enjoys pleasant views across

via a rear aspect double glazed window with fitted blinds. This spacious room features built-in wardrobes with sliding doors and ample room for further freestanding furniture. A double aspect en-suite bathroom comprises of a panelled bath, wash hand basin, low level WC, radiator and wall mounted mirrored medicine cupboard.

Bedroom 2

Located to the front of the property, bedroom two is a well-proportioned double bedroom offering ample space for freestanding furniture.

Bedroom 3

Also positioned to the front,

bedroom three is a smaller double room providing versatile accommodation which could equally serve as a guest bedroom or home office.

Shower Room

The fully tiled shower room features tiled flooring and walls, an enclosed shower cubicle, wash hand basin, low level WC, radiator and wall hung mirrored medicine cupboard. Downlights and an obscure window to the front aspect complete the space.

Garage & Parking

A tarmac driveway provides off-road parking and leads to a spacious garage featuring an electric door and a window overlooking the garden. A side door from the garage provides convenient access to the rear garden.

Patrick Hester

07581253269

patrick.h@meyersstates.com

Dan Godwin

07921630833

dan.g@meyersstates.com



MEYERS

MOVING BEYOND EXPECTATIONS



Garden

The enclosed south/westerly facing rear garden is predominantly laid to lawn and bordered by mature shrubs and flower beds, creating an attractive outdoor space. Board fencing provides privacy while gated side access adds further practicality.

Location

Pineholt 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.



Approximate Gross Internal Area
111.5 sq m / 1200 sq ft
Garage = 17.1 sq m / 184 sq ft
Total = 128.6 sq m / 1384 sq ft



01425 561227
Ringwood@meyersstates.com
www.meyersstates.com

Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

