



# HIVE

FOREST PINES  
13 LAUREL LANE  
RINGWOOD  
BH24 2LR



## *Agent's introduction*

A beautifully refurbished four-bedroom bungalow offering stylish, single-level living in a highly convenient location near St Leonards. Featuring a spacious open-plan kitchen/family room with garden views, modern fittings throughout and a principal bedroom with en suite, the property also benefits from a generous garden, ample parking and excellent access to the A31, Ringwood, Ferndown and nearby country parks.



HIVE





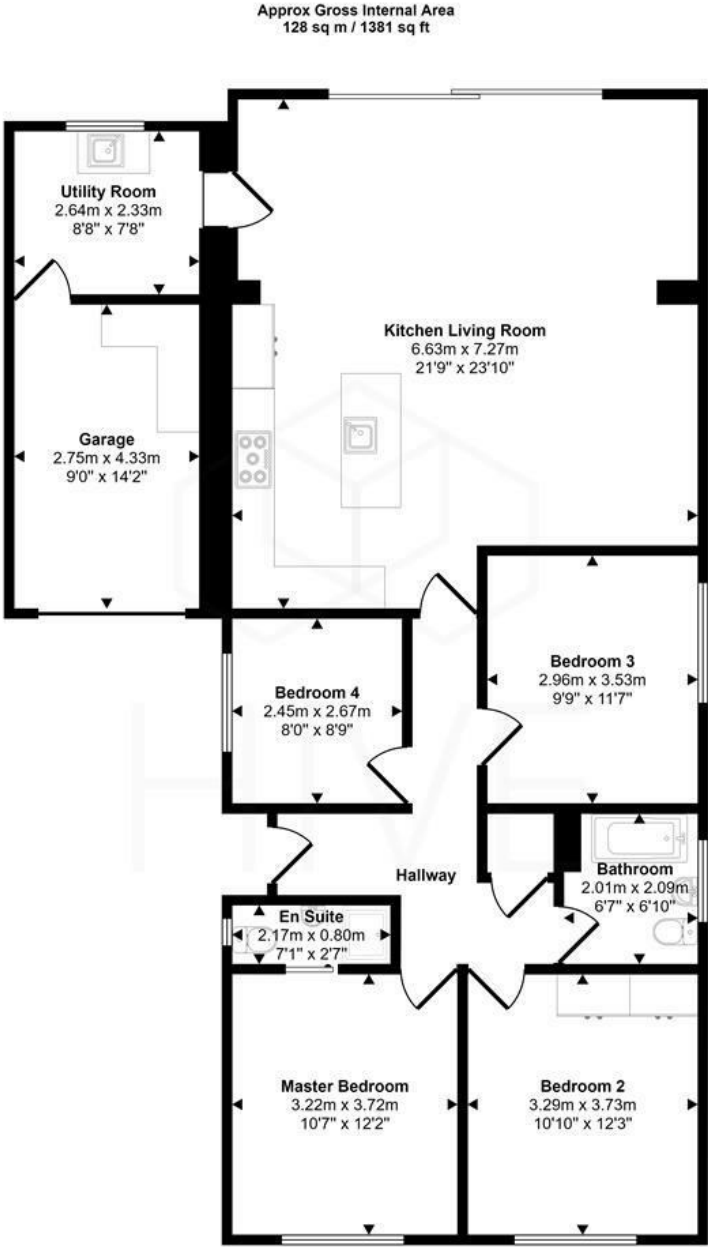
## *Property highlights*

- Recently refurbished to a high modern standard
- Spacious four-bedroom detached bungalow
- Impressive open-plan kitchen/family room
- Triple-track sliding doors opening to the garden
- Principal bedroom with en suite and air conditioning
- Contemporary kitchen with 5-ring gas hob and double oven
- Separate utility room with garage access
- Generous garden with patio and low-maintenance artificial lawn
- Driveway parking for multiple vehicles and covered car port
- Excellent location



Floor plan and EPC

| Energy Efficiency Rating                    |               |                                                                                                             |
|---------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current       | Potential                                                                                                   |
| Very energy efficient - lower running costs |               |                                                                                                             |
| (92 plus) <b>A</b>                          | <div>72</div> | <div>86</div>                                                                                               |
| (81-91) <b>B</b>                            |               |                                                                                                             |
| (69-80) <b>C</b>                            |               |                                                                                                             |
| (55-68) <b>D</b>                            |               |                                                                                                             |
| (39-54) <b>E</b>                            |               |                                                                                                             |
| (21-38) <b>F</b>                            |               |                                                                                                             |
| (1-20) <b>G</b>                             |               |                                                                                                             |
| Not energy efficient - higher running costs |               |                                                                                                             |
| England & Wales                             |               | EU Directive 2002/91/EC  |



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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