

**Normandy Way,**  
Victory Oak, St. Leonards, BH24







# Offers In Excess Of £325,000

A fantastic opportunity to acquire a superbly presented and modern two bedroom end of terrace house in the popular Victory Oak development. Constructed in 2017 this stylish property benefits from the remainder of the NHBC Building Warranty and light and spacious rooms throughout. Complete with allocated parking, south facing garden, large lounge diner, en-suite shower room, downstairs WC and fitted kitchen this property must be viewed to be appreciated.

 1  2  3  1



- Two Bedroom End of Terrace House
- Vendor Suited
- Modern Finish Throughout
- Solar PV Panels
- South facing Garden
- Short walk to Open Heath/Forest and Children's Play Park
- Built in 2017 – 2 Years remaining on the NHBC Building Warranty
- Freehold

## Entrance Hall

A bright and spacious entrance hallway provides access to the living room, kitchen and downstairs WC whilst also housing a carpeted staircase to the first floor landing. Complete with wood effect flooring the hallway also contains the Nest device for heating, hot water and doorbell security control.

## Lounge Diner

Located to the rear of the house the spacious living room is flooded with natural light and benefits from large French doors, floor to ceiling windows and a south facing aspect. Enjoying views across the patio area and garden this room is

complete with wall hung feature radiator, LED downlights, made to measure curtains and a continuation of the wood effect flooring. The hub of the house, this room provides ample room for a large sofa suite as well as an alcove area suitable for dining table and chair. Access to a large understairs cupboard for additional storage space can also be gained from the living room.

## Kitchen

Accessed via the hallway the kitchen can be found to the front of the property and has been finished to a modern specification to include white gloss wall units and contrasting grey gloss floor units with

complimenting marble effect work surfaces and upstands. The kitchen further comprises of an integrated dishwasher, Zanussi oven, a four ring gas hob, stainless steel extractor fan, stainless steel inset wash hand basin and drainer with mixer tap, roller blind fitted to front window, space for a freestanding fridge/freezer and washing machine.

## Downstairs WC

Designed to a modern specification the downstairs WC is perfect for visiting guests and comprises of low level WC, wash hand basin, wall mounted mirror, radiator and front facing opaque double glazed window.

## Bedroom 1

Bedroom one is located to the front of the house and is accessed via the first floor landing. Comprising of custom built in wardrobes and shelf storage units this spacious room further benefits from modern décor, LED downlights, fitted blinds, additional storage located in the airing cupboard and access to the large ensuite shower room. The ensuite includes a walk in corner shower, wash hand basin, WC and double glazed window to front aspect.

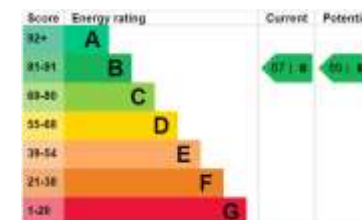
## Bedroom 2

A double room enjoying views of the back garden via south facing window, this bright bedroom benefits LED

Downlights, modern décor and fitted blind whilst also providing space for a bed and free standing furniture as required.

## Family Bathroom

Another light and modern space complete to a high specification with panel bath with attachment shower, tiled walls, LED downlights, wall mounted mirror, low level WC and wash hand basin.



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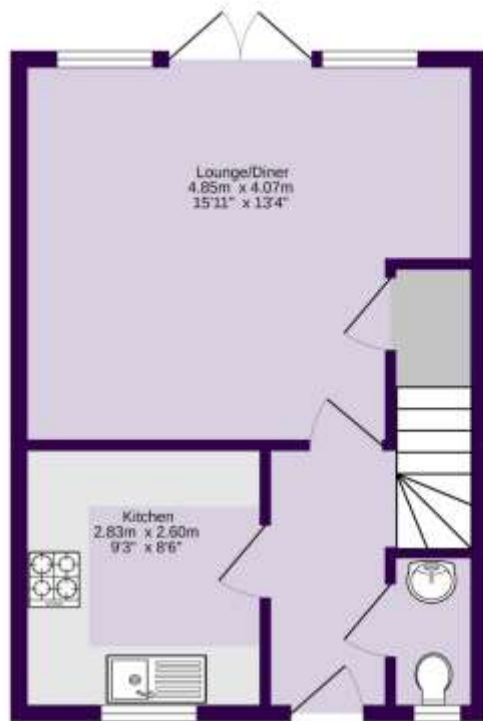
### **Garden**

The southerly aspect rear garden is enclosed by close board fencing and features a large patio area and family/pet friendly astroturf. Complete with mains powered LED lights, front and rear outdoor sockets and a shed for external storage the garden also features a personal side gate which provides additional access from a walkway leading to the allocated parking space. Additional visitor parking can be found to the front of the home.

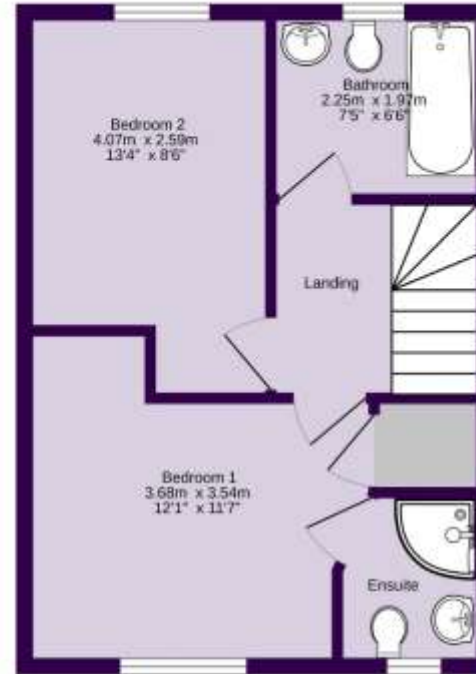
### **Location**

Constructed in 2017 the Victory Oak development, which is easily accessible from the A31 and surrounded by a Nature Reserve is extremely well positioned in a convenient location close to various amenities including a doctors surgery and Marks and Spencers convenience store. St Leonards is a sought after area found just a short distance 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 and Avon Heath Country Parks.





GROUND FLOOR



FIRST FLOOR

NORMANDY WAY,  
ST LEONARDS



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APPROXIMATE AREAS	
GROUND FLOOR AREA	370 SQ/FT
FIRST FLOOR AREA	370 SQ/FT
TOTAL FLOOR AREA	740 SQ/FT
COUNCIL TAX	C
EPC RATING	
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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