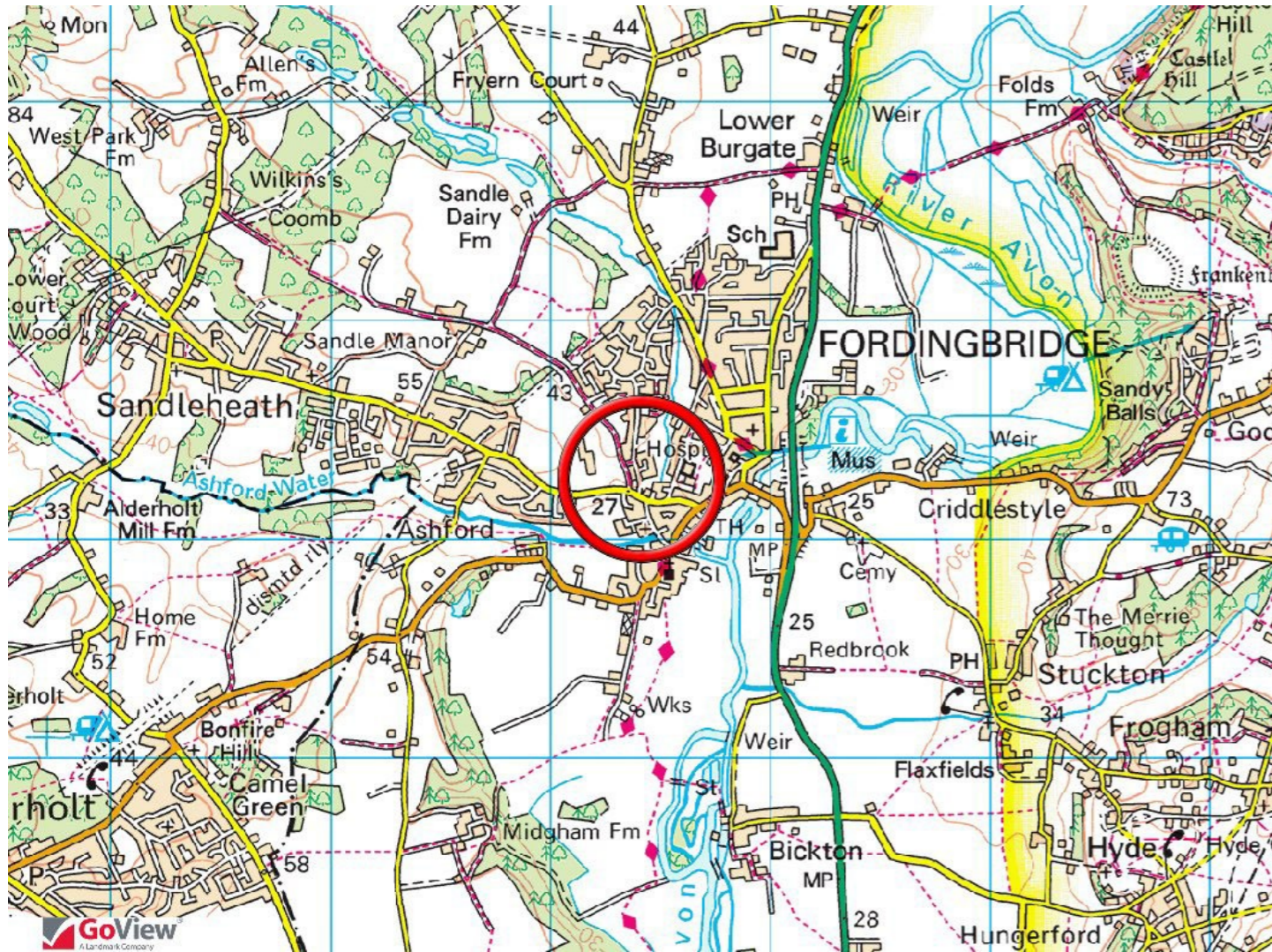


43 Normandy Way, Fordingbridge, Hampshire SP6 1NW



A well-presented detached family home in a convenient position with easy access to town, schools and local amenities.

Hall, cloakroom/WC, sitting room, dining room, fitted kitchen, study, 4 bedrooms, en-suite shower room/WC and family bathroom/WC. Double garage and parking. Garden. Upvc double glazing. Gas fired central heating. EPC band C.

Price £485,000 Freehold.

Viewing: Strictly by prior appointment with above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents

Outgoings: Council tax banding: E Rate payable : 2026/27: £2,993.45

Services: Mains water, electricity, gas & drainage.

Location: The property is located in a popular street and positioned with easy access for country walks yet within walking distance of the town centre, local schools and main bus route.

To locate: From our office in Bridge Street, turn left into the High Street and bear right into Shaftesbury Street. Opposite the Fire station turn right into Normandy Way.

Fordingbridge provides excellent local facilities including a variety of independent shops and eateries, a building society, post office, public library and churches of various denominations. The Burgate Secondary School & Sixth Form and Infant and Junior Schools are situated towards the northern outskirts of the town. The medical centre is located near the Avonway Community Centre adjacent to the central car park. The town, which lies conveniently to the west of the New Forest Park boundary, is within easy reach of a number of important centres with Salisbury some 11 miles to the north (where there is a mainline rail station to London Waterloo), Bournemouth and the south coast approximately 17 miles to the south, and Southampton about 18 miles to the south east. Jct 1 of the M27 can be reached at Cadnam, some 9 miles via the B3078. There is a frequent X3 bus service between Salisbury & Bournemouth stopping at Fordingbridge & Ringwood.

Built in 1989, a detached family home of traditional cavity wall construction with brick elevations under a tiled roof. The property offers well-presented and adaptable accommodation with a terraced rear garden overlooking adjoining paddocks.



Covered entrance with door to:

Spacious hall: Under stairs cupboard. Radiator. Stairs to first floor.

Cloakroom: WC. Washbasin. Cloaks cupboard. Radiator.

Sitting room: Adam style fireplace. 2 radiators. French doors to patio. Open to:

Dining room: Overlooking the rear garden. Radiator.

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Granite work surfaces with inset stainless steel sink with Brita filter tap. Integrated dishwasher, fridge and freezer. Double electric ovens and 4 burner gas hob with extractor over. Door to garden.

Study: Radiator.

Stairs from hall to first floor landing: Cupboard housing gas fired boiler and with space and plumbing for washing machine. Loft access.

Bedroom 1: Views over adjoining paddock land. Built-in double wardrobe. Radiator. with mains shower fitted.

En-suite: Corner shower enclosure with mains rain shower. Vanity unit with double washbasins. WC. Heated towel rail.

Bedroom 2: Radiator. Views over adjoining paddocks.

Bedroom 3: Radiator. Built-in mirror fronted wardrobes (excluded from measurement on floorplan).

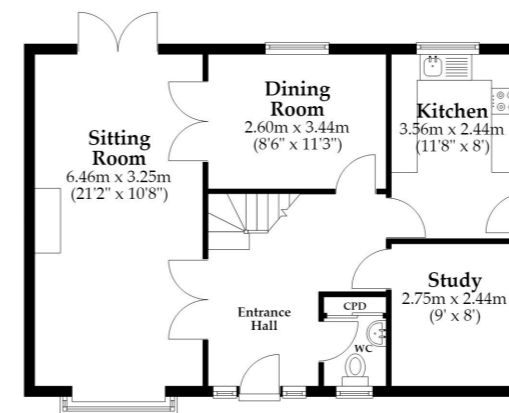
Bedroom 4: Radiator. Built-in mirror front wardrobes.

Family bathroom: Panelled bath with mains shower over. Washbasin. WC. Radiator.

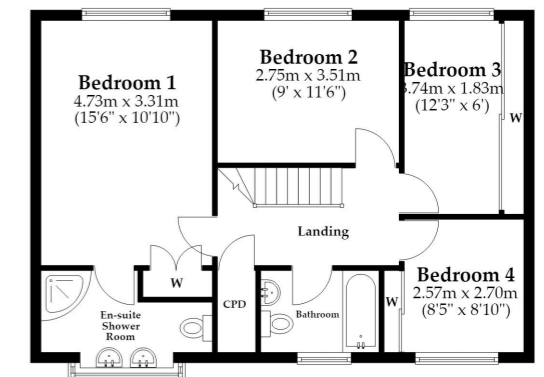
Outside: The property is approached over a tarmac driveway and giving access to the detached double garage with up and over doors, power, light and a personnel door to the garden. The terraced rear garden offers a high degree of privacy with a generous patio adjoining the property, steps lead to a terrace and to a further patio area offering delightful views over the adjoining paddock.

Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

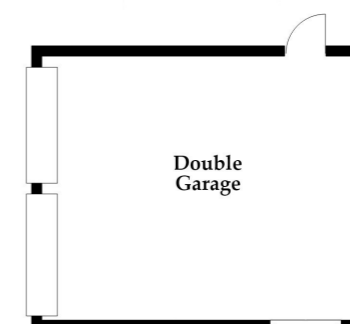
Ground Floor
Approx. 60.2 sq. metres (648.4 sq. feet)



First Floor
Approx. 60.1 sq. metres (646.6 sq. feet)



Garage



Total area: approx. 120.3 sq. metres (1295.0 sq. feet)
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood