

NARROWLEAF DRIVE
Ringwood, BH24 3FS





Asking Price: £375,000

Enjoying an enviable position within the popular family community of Beaumont Park in Ringwood is this beautifully presented three-bedroom mid-terrace home offering well-proportioned accommodation throughout. An ideal family home benefitting from a spacious kitchen/breakfast room, bright living room overlooking the garden, principal bedroom with en-suite shower room and two allocated parking spaces, the property also enjoys a private rear garden and excellent storage including a boarded loft with power and lighting.

 1  3  2.5  Two Allocated Spaces

- Three Double Bedroom House
- Contemporary Kitchen/Diner
- Two Allocated Parking Spaces
- Family Friendly location close to a park
- Bright and Spacious Living Room
- En-suite Shower Room
- Within Good School Catchments
- Downstairs WC
- Private Landscaped Back Garden



Entrance

Approached via a paved pathway, this attractive mid-terrace property is entered through a front door opening into a bright and welcoming hallway. Featuring a door mat recess, gas central heating radiator and carpeted staircase rising to the first floor, the hallway also provides access to the ground floor cloakroom and principal reception rooms.

Kitchen/Diner

Located to the front of the property, the spacious kitchen/breakfast room is fitted with cream gloss handleless base and eye-level units complemented by contrasting work surfaces and upstands. A stainless

steel sink and drainage board sits beneath a double glazed window overlooking the front aspect. Excellently positioned the property enjoys open views across the developments communal areas and park. The kitchen further comprises of an integrated fridge/freezer, dishwasher, four-ring gas hob with electric oven beneath and an enclosed Ideal boiler. There is also space and plumbing for a freestanding washing machine. Offering ample room for a dining table and chairs, this bright room provides an excellent social space for everyday family living.

Sitting Room

Positioned to the rear of the

property, the spacious living room enjoys pleasant views across the garden via a large double glazed window and benefits from French doors providing direct access to the patio. Featuring carpeted flooring and a stylish feature wall, the room offers ample space for freestanding furniture as required. A useful understairs storage cupboard, housing the consumer unit, can be found accessed via a door in the corner of the room.

Cloakroom

The ground floor cloakroom comprises of a low-level WC, wash hand basin, radiator and an obscure front-facing window providing natural light.

Landing

The first-floor landing provides access to all three bedrooms and the family bathroom. A hatch gives access to the loft space, which benefits from boarding, lighting, power and a pull-down ladder.

Bedroom 1

The principal bedroom enjoys elevated views across the rear garden and benefits from built-in floor-to-ceiling wardrobes providing excellent storage. The room is further enhanced by a contemporary en-suite shower room comprising of a walk-in shower with tiled walls, wash hand basin, illuminated wall-mounted

mirror, low-level WC and ladder-style towel rail.

Bedroom 2

Located to the front of the property, bedroom two is a generous double room enjoying elevated views across the nearby community play park. The room also benefits from an open wardrobe area with hanging space and shelving.

Bedroom 3

Currently presented as a stylish bedroom, this rear-facing room features attractive wall panelling, carpeted flooring and a built-in wardrobe making excellent use of the alcove space. Equally suited as a nursery or home office.

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Family Bathroom

The family bathroom comprises of a panelled bath with mains-fed shower and glass shower screen, wash hand basin, low-level WC and an obscure front-facing window.

Garden

The rear garden features a paved patio area ideally suited to al fresco dining, whilst a raised decked seating area at the far end provides additional space for outdoor furniture and entertaining. Predominantly laid to lawn, the garden is enclosed by board fencing and benefits from a rose flower bed, outside tap and a useful garden shed.

Parking

Two allocated parking spaces are located to the left of the terrace houses and can be accessed via a private walkway and gate from the back the garden.

Location

Beaumont park sits within walking distance of the Castleman railway and a popular local country pub. Just a short walk along the Railway takes you to the bustling high street of Ringwood and all of its boutique shops, restaurants and coffee shops. Considered by many to be the heart of the New Forest National Park, Ringwood's popularity continuously seems to grow. Situated on the western edge of the New Forest, 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 Bournemouth beach and Jurassic coastline.

Council Tax Band: C

Local Authority: New Forest

EPC Rating: B

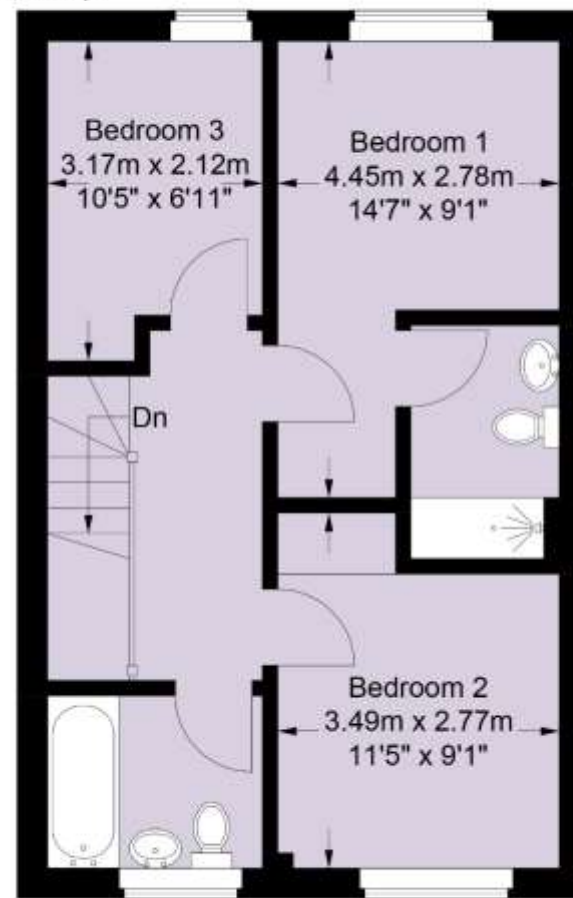


Approximate Gross Internal Area
 Ground Floor = 41.2 sq m / 443 sq ft
 First Floor = 40.7 sq m / 438 sq ft
 Total = 81.9 sq m / 881 sq ft

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	94 H	
69-80	C		
55-68	D		
39-54	E		
21-58	F		
1-20	G		



IN
Ground Floor



First Floor

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.

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