North Poulner Road

Ringwood, BH24 1SN




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Guide Price: £489,950

Occupying one of Ringwood's most popular plots backing onto Kingfisher Lake is this spacious two double bedroom detached bungalow. Boasting impressive front and back gardens the property features a large kitchen, spacious living and dining rooms, two double bedrooms and a bright hallway. Having undergone significant improvements in recent years including a new roof, new wiring, boiler and kitchen the property offers fantastic potential for further extensions or loft conversions to a larger family home. This charming property is ideal for those seeking versatile single storey living in a quiet yet convenient location.

2 | 2 | 1 | Driveway Parking

- Detached Two Double Bedroom Bungalow
- Backing onto Kingfisher Lake
- Large Private Back Garden
- Driveway Parking for Multiple Vehicles
- Two Reception Rooms
- New Roof, Rewire and Kitchen fitted within the Last Three Years
- Within Popular Ringwood School Catchments
- Large Loft suitable for Conversion subject to planning consents
- Quiet Location

Entrance

A gate and front fence, precede a generous front garden and driveway which provide access to the an external storm porch with lighting. The bright and spacious hallway offers hanging space for coats and provides access to all principal accommodation.

Kitchen

The kitchen enjoys double aspects via windows to the side and rear and comprises shaker style base and eye level units with chrome fittings and contrasting worktops. Additional features include a butlers sink and concealed Worcester combi boiler neatly housed within a cupboard. The kitchen has been tastefully modernised and forms part of the comprehensive improvements completed within the last three years. A UPVC door provides external side access, whilst there is space and plumbing for free standing appliances including a large fridge freezer and washing machine.

Sitting/Dining Room

Featuring contemporary grey carpets and neutral décor, the spacious living room enjoys pleasant far-reaching views across the rear garden via a large window, whilst sliding UPVC doors provide access to the patio. Open through a spacious archway, the room seamlessly flows into the dining area creating an excellent social and entertaining space. The dining area also benefits from a useful storage cupboard, side aspect window and ample space for a large table and chairs as required.

The property profits from a sizeable loft and high pitch roof, access to the loft is available via a hatch in the dining area. Partially boarded with lighting the loft offers great storage and isa versatile space that could be converted subject to the necessary planning consents.

Bedroom 1

Located to the front of the property and enjoying views of the well maintained front lawn bedroom one is an extremely well proportioned double room featuring an open wardrobe with hanging and shelf storage as well as second integrated wardrobe in the corner.

Bedroom 2

Like bedroom one this room benefits from newly carpeted flooring and neutral décor. The same size as bedroom one and also located to the front of the property this is a spacious and bright double room with ample room for free standing furniture and a selection of built in shelves.

Bathroom

Requiring refurbishment the Bathroom currently comprises of a bath with shower attachment, wash hand basin and low level WC whilst an obscure back facing window provides natural light.

Outside Areas

Backing onto Kingfisher Lake the West facing garden is a huge asset to this beautiful bungalow. The garden measures approximately 30ft x 12ft and enjoys plenty of afternoon and evening sunshine. Predominantly designed for ease of maintenance with a large lawn and mature shrub surrounds the enclosed garden also features a detached outbuilding/shed providing useful external storage.

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A tarmac driveway with gated entrance provides parking for multiple vehicles, with the property enjoying an attractive frontage enclosed by fencing and mature shrub surrounds. A private side gate provides further security and access to a side driveway and the back patio suitable for al-fresco dining.

Location

Situated within a peaceful residential setting North Poulner Road is well known for its fantastic plots and views across the neighbouring lakes. Moments from direct access to the New Forest and popular dog walking spots the property sits in an extremely convenient position. The Poulner district of the town is within walking distance of Ringwood high street and perfectly positioned to take advantage of the popular Ringwood Academy School and the local Poulner Infant and Junior schools just around the corner. Ringwood is a beautiful bustling market town with an ever growing, affluent property market and is considered by many to be the heart of the New Forest National Park. 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 just a short distance from the beautiful local beaches and coastline.



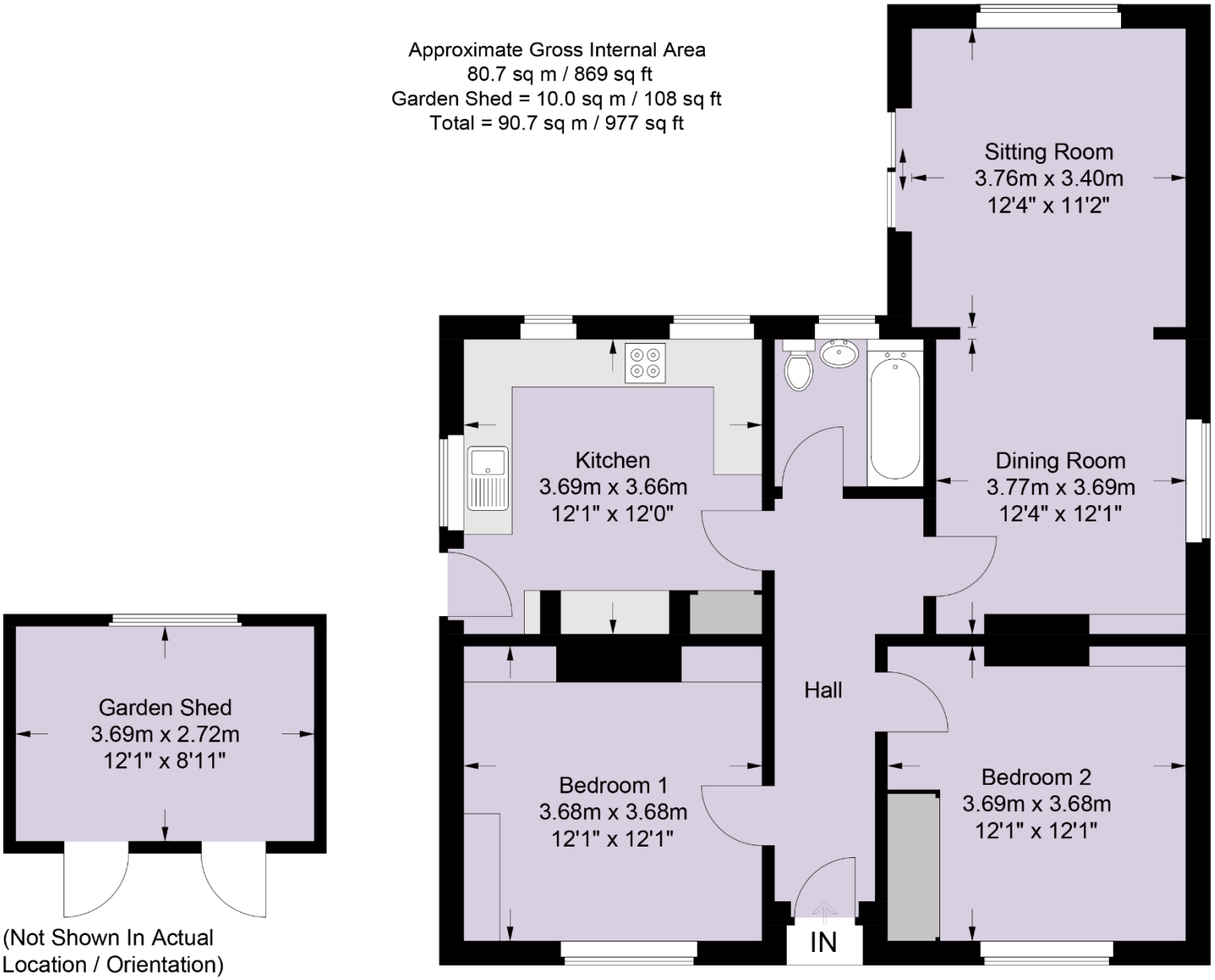








Approximate Gross Internal Area
80.7 sq m / 869 sq ft
Garden Shed = 10.0 sq m / 108 sq ft
Total = 90.7 sq m / 977 sq ft



(Not Shown In Actual Location / Orientation)

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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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