

Narrowleaf Drive,
Ringwood, BH24 3FR



MEYERS
MOVING BEYOND EXPECTATIONS



Offers In Excess Of: £400,000

'The Turner' A beautifully presented and maintained three bedroom semi-detached house which is conveniently positioned within the popular family community of Beaumont Park with an aspect over open green space. Featuring a contemporary kitchen/dining room and separate living room which opens out to the landscaped south facing rear garden, an en-suite, family bathroom and a ground floor WC, garage and off road parking. This turn key property makes an ideal home for a professional couple or family looking to get onto the property ladder or move up to the next step. The property was built circa 2019 and benefits from approximately 5 years remaining on the NHBC warranty and is situated moments from rural walks over Hightown Lakes and within Ringwood school catchment.

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- Built CIRCA 2019 by Linden Homes
- Beautifully Presented to a High Standard
- Dual Aspect Kitchen/Dining Room
- Separate Sitting Room with French Doors to the Rear Garden
- Approx 5 Years Remaining on the NHBC Building Warranty
- En Suite to the Primary Bedroom
- Large Garage with Electric Sectional Roller Door
- Ringwood Infant, Junior and Academy School Catchment
- Open Green Space Opposite with Rural Walks off the Doorstep

Entrance

Entering the property via the covered storm porch and UPVC front door, you are greeted with a bright and spacious hallway which is laid to limed washed Oak, Karndean flooring, which continues into the W.C and sitting room. The hallway provides access to all of the ground floor accommodation with the stairs rising to the first floor landing and storage below provides additional space for coats and shoes and features sockets for electrical appliances. A wall mounted Thermostat is located within the hallway which controls the ground and first floor heating, both zoned individually.

Kitchen/Dining Room

The dual aspect kitchen/dining room is bright

and airy with windows to the front and rear aspect. The kitchen offers a range of shaker style wall and base units with an Oak effect laminate worksurface and upstands and has been fitted with a stainless steel sink and drainer with a mixer tap, a Schott Ceran four ring electric hob with a stainless steel splash back and extractor over and an undercounter oven. Appliances include a built in fridge/freezer and dishwasher and there is space and plumbing for a washing machine. The flooring is laid with a graphite Karndean tile, and a combination boiler is located behind a corner wall cupboard.

The dining area has ample space for a dining table and chairs, and dresser unit if required.

Sitting Room

The sitting room also enjoys a dual aspect with views to the front and UPVC French doors provide plenty of natural light from the south facing garden. There is ample space for a sofa suite, chairs and freestanding furniture.

Ground Floor WC

The ground floor W.C is located off the hallway and comprises a low level WC, wash hand basin and pedestal with a mixer tap over and tiled splash back, radiator and an opaque window to rear.

First Floor Landing

The sweeping staircase leads to the first floor landing which provides access to all three bedrooms and the family bathroom. A ceiling hatch

provides access to the loft.

Bedroom 1 & En Suite

The primary bedroom is located to the front of the property and benefits from a lovely aspect over the adjacent open green space. There is ample space for a king size bed and freestanding furniture.

The ensuite shower room comprises a low level WC, wash hand basin and pedestal with a mixer tap and tiled splash back, walk in shower with an overhead shower attachment and mixer valve taps which is enclosed with tiled walls and a sliding glass door, wall hung towel rail, and a shaving point is located over the basin.

The flooring has been laid with Karndean tiles and there is an opaque window to the rear.

Bedroom 2

Another double bedroom with space for king size bed and freestanding furniture and also enjoys an aspect to the front of the property.

Bedroom 3

A single bedroom, study space or dressing room. The room is located to the rear of the property with a south facing aspect over the garden.

Family Bathroom

The family bathroom serves bedroom two and three and comprises a low level WC, wash hand basin and pedestal with a mixer tap and tiled splashback, panelled bath with a mixer tap, separate shower attachment and overhead shower with wall mounted mixer valves, wall mounted towel rail and shaving

shaving point. The flooring is again is laid with a Karndean stone effect tile and features an opaque window to the rear.

Garage

The garage has ample space to park a vehicle and has been fitted with an electric sectional roller door. There is space for work benches or secondary appliances if required and storage space in the apex of the roof. The garage benefits from power and lighting which is ideal for an electric vehicle and a UPVC door provides access to the rear garden.

Externally

The front of the property is mainly laid to lawn with a hedge and shrub border and a pathway which leads to the front door and storm porch

and a block paved drive provides off road parking.

The south facing landscaped rear garden has been designed with low maintenance in mind. The main part is laid to Astroturf lawn with an extended patio area directly off the rear of the property, ideal for alfresco dining. The garden is enclosed with fencing and a shed provides storage for bikes.

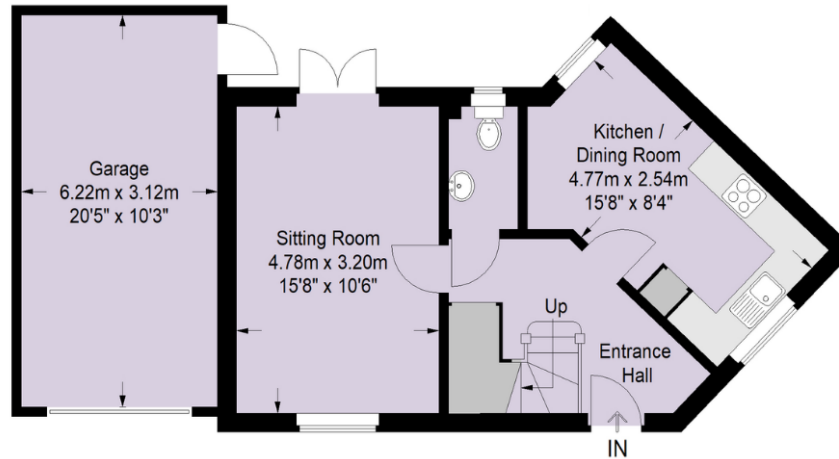
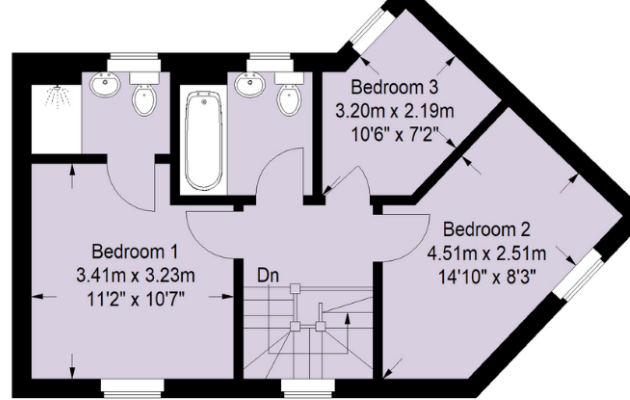
Location

Beaumont park sits within walking distance of the Castleman railway and a popular local country pub. Just a short walk along the Trailway takes you to the bustling high street of Ringwood and all of its boutique shops, restaurants and coffee shops.

EPC - B
COUNCIL TAX - D



FIRST FLOOR



GROUND FLOOR

PARKING:



NARROWLEAF DRIVE
RINGWOOD
BH24



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APPROXIMATE AREAS

GROUND FLOOR AREA 441 SQ FT

FIRST FLOOR AREA 436 SQ FT

TOTAL FLOOR AREA 1084 SQ FT

COUNCIL TAX D

EPC RATING B

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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