



FELLS

NEW FOREST PROPERTY

42A Broadshard Lane

Ringwood, Hampshire

Guide Price **£575,000**



42A Broadshard Lane

Ringwood, Hampshire

A spacious three double bedroom bungalow in a private cul de sac in Ringwood | High-quality finish | Solar panels for energy efficiency | Close to New Forest National Park | Easy commuting with nearby A31 and A338 | Master bedroom with en-suite | Underfloor heating throughout | Double garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Detached Double Garage
- Sought After Location
- Solar Panels
- Master Bedroom With En-Suite
- Underfloor Heating Throughout
- Enclosed Courtyard And Secluded Rear Garden
- Three Double Bedrooms
- Bright And Spacious Living Room And Garden Room



Entrance Hall

A spacious entrance hall with oak laminate flooring. Hatch gives access to loft space which is partly boarded with drop down ladder. Alarm control panel. Large cupboard housing upright storage space, alarm function box and the junction box for the underfloor central heating. Solid natural wood doors give access to all interconnecting rooms.

Kitchen/Breakfast Room

A range of base level cupboards and drawers with match wall hung cabinets, one of which housing the Baxi combination boiler acting for the central heating and hot water. Granite worktops. Caple gas range cooker with extractor above. Integrated Hotpoint dishwasher. Space for American style fridge freezer. Front aspect box bay window, which has cupboards below and a glass breakfast bar. Side aspect PVCu double glazed door. Side aspect window with sink below. Wood effect LVT flooring. Underfloor heating thermostat.

Living Room

A good size living room with two side aspect windows. Electric fireplace. Large opening which leads into the Garden Room. Underfloor heating thermostat.

Garden Room

A light and bright room with panoramic views of the rear garden and a vaulted ceiling with an apex window and two skylight windows. Double doors opens into the rear garden and patio. Tiled floor with underfloor heating and wall mounted thermostat.



Bedroom One

A double bedroom with PVCu double doors opening onto the rear patio and garden. A full range of built in wardrobes with full length mirror, incorporating ample hanging and shelving space. Underfloor heating thermostat.

En-Suite

A fully tiled walk in wet room style shower divided by a glass shower screen, incorporating a chrome thermostatic shower mixer, wall mounted hand shower head and further fixed rain style head. Bath fitted with a chrome monobloc mixer tap and tiled walls and bath panel. 'His and Hers' vanity wash hand basins with soft closing drawer beneath and fitted with matching chrome monobloc mixer taps. Wall mounted mirrors. Close coupled multi-flush WC. Chrome wall mounted ladder style heated towel rail. Extractor fan. Opaque window to side aspect. Tiled underheated floor.

Bedroom Two

PVCu double doors and window lead to a courtyard patio. Built in wardrobes with sliding doors and full length mirror. Underfloor heating thermostat.

Bedroom Three

A double bedroom with window to side aspect. Underfloor heating thermostat.

Bathroom

A three piece suite with a white bath fitted with chrome monobloc mixer tap and hand shower attachment. Chrome thermostatic shower mixer with an overhead fixed 'rain style' shower with a glass shower screen. Tiled to bath and shower area with tiled panelled bath. Opaque side aspect window. Vanity wash hand basin with chrome monobloc mixer tap and soft closing drawer beneath. Close coupled multi-flush WC. Tiled underheated floor. Chrome ladder style heated towel rail.





FRONT GARDEN

The bungalow is approached via a private drive laid to block paviour accessing the cul de sac and provides for turning and off road parking for two vehicles. The driveway leads to the detached double garage and the front garden which is arranged with neatly laid shingle and shrub areas with some box hedging. Outside tap. A brick archway via a wrought iron secure gate gives access to; ENCLOSED COURTYARD PATIO Which can also be accessed from bedroom two and in turn gives access to the side of the property. Outside light. Personal door to garage. The side of the property is well secluded by high hedging and laid to shingle giving access to the rear.

REAR GARDEN

The rear garden has a high degree of privacy provided by high rear and side boundary hedging with the remainder enclosed by panelled fencing. There is a patio area adjoining the double doors from the garden room. The garden is laid neatly to lawn with well stocked flower and shrub borders. There is a rear quarter moon patio with pergola providing space for an outside table and chairs.

Garage

Double Garage

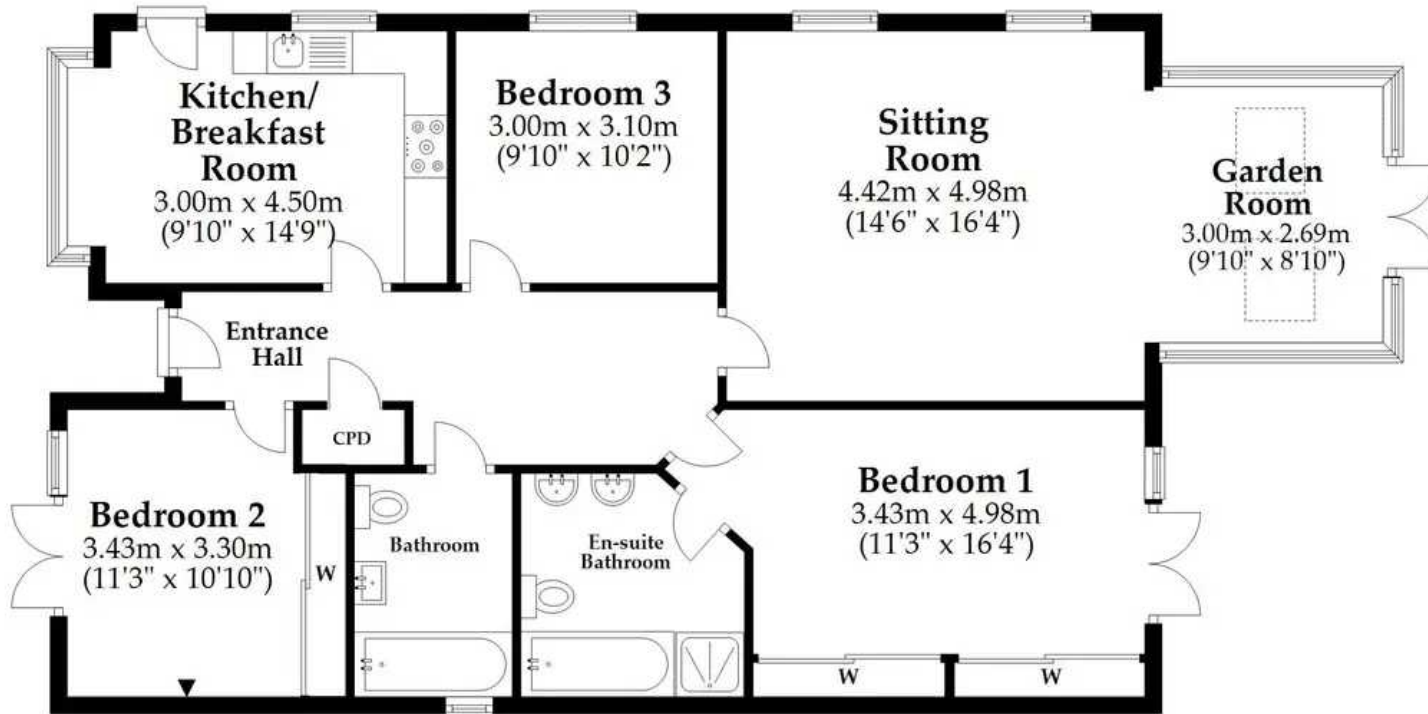
Electric powered up and over door. Power and light. Pitched roof and rafters for storage. Personal door gives access to enclosed patio.



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

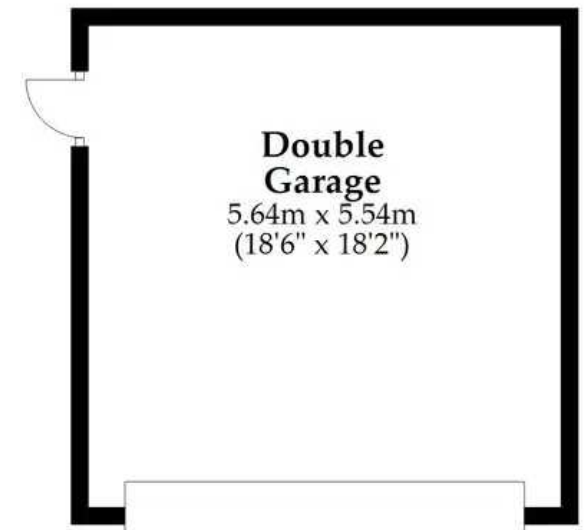
Ground Floor

Approx. 105.5 sq. metres (1135.7 sq. feet)



Garage

Approx. 31.2 sq. metres (336.0 sq. feet)



Total area: approx. 136.7 sq. metres (1471.7 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



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