



FELLS

NEW FOREST PROPERTY

16 Narrowleaf Drive

Ringwood

Guide Price £475,000



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Ringwood

A four bedroom semi-detached house built in 2019
| Buildmark warranty | Off road parking | Carport |
West facing landscaped rear garden | Within
Ringwood Junior and Academy School catchment |
Open plan living | Underfloor heating | Master
bedroom with en-suite.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Within Walking Distance of the Castleman Trailway, Hightown Lake and a Local Country Pub
- 10 Year Buildmark Warranty From December 2019
- Carport
- Downstairs Cloakroom/WC
- Open Plan Living
- Withing Ringwood Junior School And Ringwood Academy Catchment
- West Facing Rear Garden
- Master Bedroom With Ensuite
- Underfloor Heating
- Recent Ground Floor Extension



Entrance Hall

Approached via a canopy style porch with a paved step and composite panelled double glazed front entrance door leads into the entrance hall; light oak luxury vinyl floor. Stair case rises to the first floor.

Cloakroom

A white suite. Close coupled wc. Pedestal basin. LVT flooring. Front aspect casement window.

Kitchen/Breakfast Room

The kitchen/breakfast area comprises of an impressive centre island unit with a light stone effect laminated worksurface. Inset Blanco composite one and a half bowl sink with a gold plate effect 'swan neck' tap. Gloss slate effect cupboards beneath. Integrated appliances include a Indesit washing machine, and two dishwashers by Neff and Beko. Further matt charcoal finish base cupboard and drawer units are fitted around the perimeter of the kitchen area with light stone effect laminated worktops and full height back stands, as well as matching wall hung kitchen cabinets. Tall shelved kitchen/larder cupboards, and a further integrated appliances include, Neff eyeliner fan assisted electric double oven, Neff five ring gas hob with a glass back stand and externally venting extractor above, tall larder fridge, tall freezer and a wine fridge. Deep under stair storage cupboard. LVT light oak effect flooring.



Sitting Room

Full width sliding double glazed patio doors provides direct access into the rear garden. Further full height side aspect double glazed window. Bracket for a wall hung television. Ceiling light well with a double glazed skylight window. Underfloor heating and wall mounted LCD thermostat control.

Bedroom Four/Study

Light oak effect LVT flooring. Corner built in tall storage cupboard. Front aspect casement window.

First Floor Landing

Access to attic space. White panelled doors lead to all rooms.

Master Bedroom

Rear aspect casement window with attractive panelled wall surround. Bracket for a wall hung television. Door reveal area suitable for use as dressing area with space for a double wardrobe.

En-Suite Shower Room

Close coupled wc. Pedestal basin with tiled splash back and mirror above. Wall mounted medicine cabinet. LVT oak effect flooring. Double shower cubicle with sliding glazed screen doors. Thermostatic shower valve. Full height tiled surround. Extractor fan.

Bedroom Two

A double bedroom with front aspect casement window. Fitted triple wardrobe with clothes hanging space and shelving.

Bedroom Three

A single sized bedroom, currently repurposed as a dressing room. Rear aspect casement window.

Bathroom

Close coupled wc. Pedestal basin. Panelled bath with glazed side screen and fully tiled surround. Thermostatic shower valve. Heated towel rail. Front aspect obscured glazed casement window. Light oak effect LVT flooring. Ceiling mounted extractor fan.





FRONT GARDEN

A lawned front garden is bounded by low evergreen hedging to the front. Between the house and an adjacent car port, a timber screen gate secures and provides access into the rear garden.

REAR GARDEN

The Westerly aspect rear garden is mainly laid to two areas of artificial lawn and is enclosed by timber panel fencing. A PVCu tool shed is sited in the rear garden, as well as a PVCu bike/garden store. There is an external water tap, an outdoor double power point (on the back of the carport facing into the rear garden) and external lighting to either side of the patio doors, that provide direct garden access from the sitting room.

CAR PORT

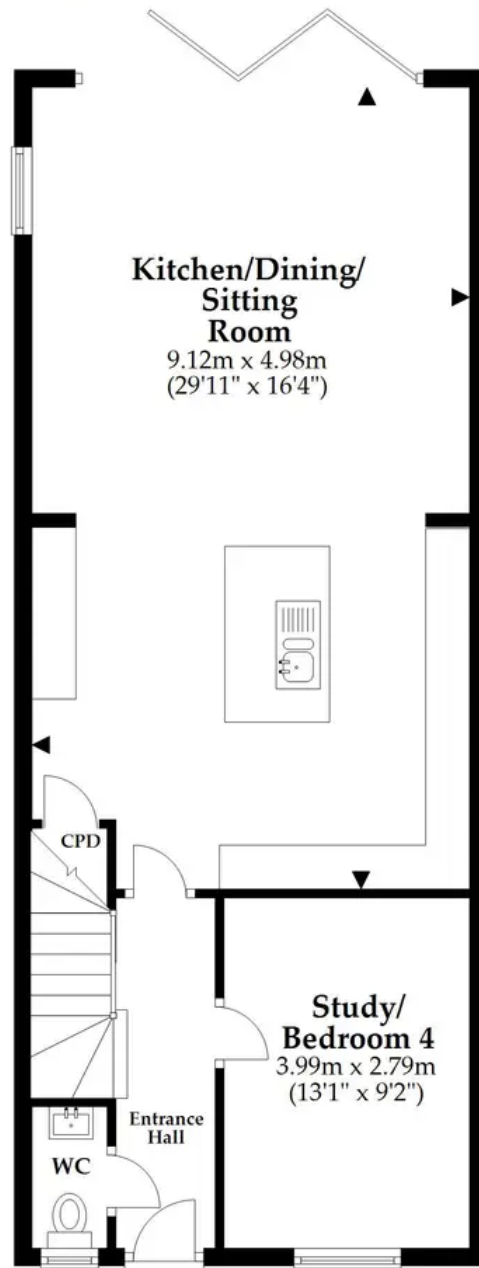
1 Parking Space



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

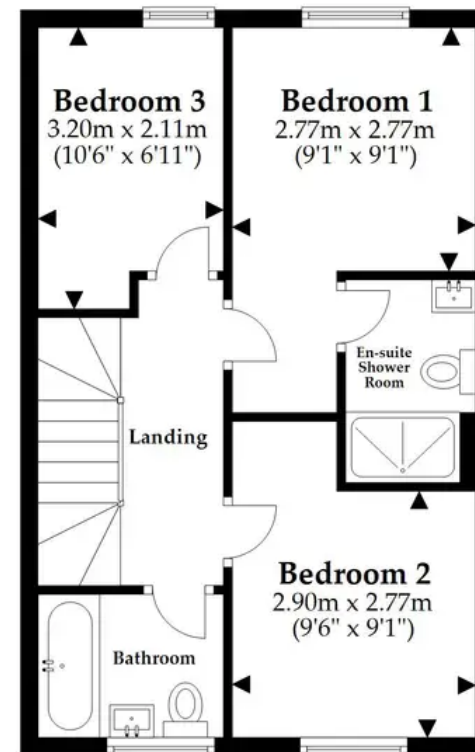
Ground Floor

Approx. 65.7 sq. metres (707.6 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



Total area: approx. 105.8 sq. metres (1139.2 sq. feet)

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





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