



FELLS

NEW FOREST PROPERTY

23 Narrowleaf Drive

Ringwood

Guide Price £475,000



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Ringwood

A well presented three bedroom garage linked detached house built in 2019 by Linden Homes | Balance of a ten year Buildmark Warranty | LVT flooring throughout the ground floor | Tastefully decorated throughout | Attached garage | South Westerly aspect rear garden | Master bedroom with en-suite.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Attached Garage
- South West Facing Rear Garden
- LVT Flooring Throughout The Ground Floor
- Remainder of A 10 Year Buildmark Warranty
- Built In 2019 By Linden Homes
- Master Bedroom With En-Suite



Canopy Front Entrance porch

A double slabbed paved pathway leads to the front step and a composite panelled obscured double glazed front door with a door view and contemporary style coach light.

Entrance Hall

Karndeian oak effect LVT flooring. Hardwired smoke detector. Staircase rises to the first floor with under stair cloaks and broom cupboard with a slatted shelf. Honeywell LCD thermostatic control for the ground floor central heating.

Cloakroom

A white suite. Close coupled wc. Pedestal basin. Karndeian oak effect LVT flooring. Extractor fan.

Lounge/Dining room

A South West facing living room overlooking the rear garden. Double glazed French doors provide direct access onto the patio. Adjacent casement window. Two TV aerial points. Ethernet point. Karndeian oak effect LVT flooring. Ample space for soft furnishing and a dining table and chairs.

Kitchen/Breakfast Room

Front aspect part satin glass glazed casement window. Oak effect laminated rolled edge worktops with back stands. Undermounted one and a half bowl sink with an installed soft water device and swan neck mixer tap including a drinking water function. Shaker style 'putty coloured' kitchen cupboards. Space for a dishwasher and a washing machine. Wall hung kitchen cabinets match the base units, one of which houses the Ideal Prologic central heating and hot water boiler. Two further wall mounted shelves with LED under lighting. Integrated Neff stainless steel finish five ring gas hob with a recirculating extractor canopy above with multi speed fan and light. Integrated fan assisted electric oven. Space for freestanding tall fridge freezer. Ample space for a breakfast table or dresser unit. Karndeian oak effect LVT flooring.



First Floor Landing

Approached via 'turnkey' staircase from the entrance hall. Access to a fully insulated attic space.

Master Bedroom

A double bedroom with Front aspect casement window. Wall mounted LCD thermostatic control for the first floor central heating.

En-Suite Shower Room

A white suite. Fully tiled shower cubicle with a sliding glazed screen door, side panel and fitted thermostatic shower valve with shower attachment/slider rail. Close coupled wc. Pedestal basin with circular mirror above, both with half tiled surrounds. Heated towel rail. Front aspect obscured glazed casement window. Stone effect vinyl flooring.

Bedroom Two

A double bedroom with rear South Westerly aspect casement window overlooking the rear garden.

Bedroom Three

A single bedroom with South Westerly rear aspect casement window overlooking the rear garden.

Bathroom

A white Suite. Close coupled wc and pedestal basin, both with half tiled surrounds. Panelled bath with a fully tiled surround, glazed side screen and thermostatic shower valve with a shower attachment/slider rail. Heated towel rail. Wall hung mirror fronted medicine cabinet. Extractor fan. Side aspect opaque casement window.





FRONT GARDEN

The front garden is mainly laid to lawn bounded by low set ground cover evergreen shrubbery. Double slabbed paved pathway leads to the front entrance, adjacent block paved driveway leads to an Attached Garage.

REAR GARDEN

The South Westerly enclosed rear garden has a full width paved patio with an external water tap, security light and a double electric power point, leading onto lawn that is bounded by flower and shrub borders. There is a further useful side area, ideal for storing plant pots, ladders, etc.

GARAGE

Single Garage

An attached single garage with an 'up and over' metal door, electric power points, light and a personal door into the rear garden.

ON DRIVE

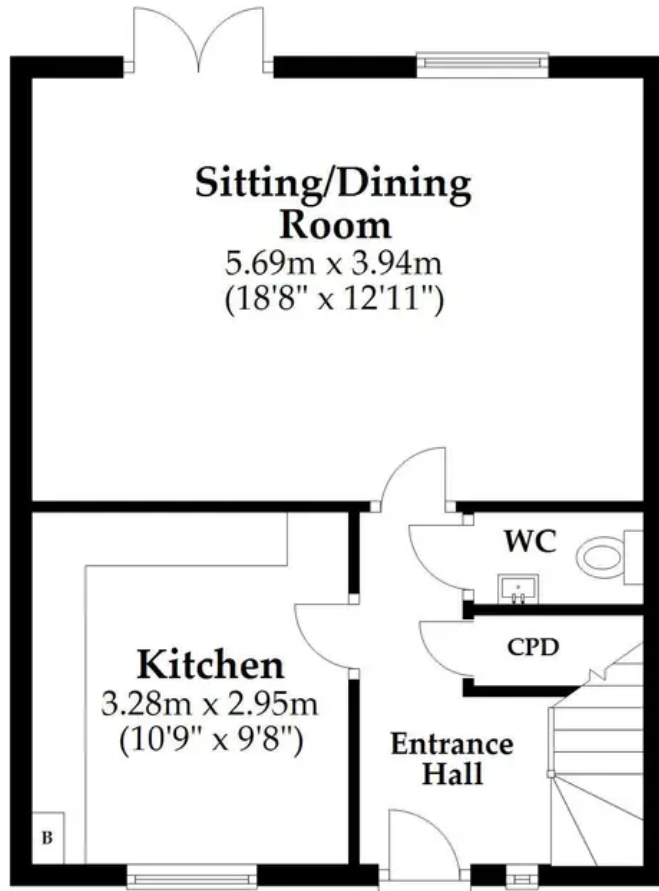
1 Parking Space



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

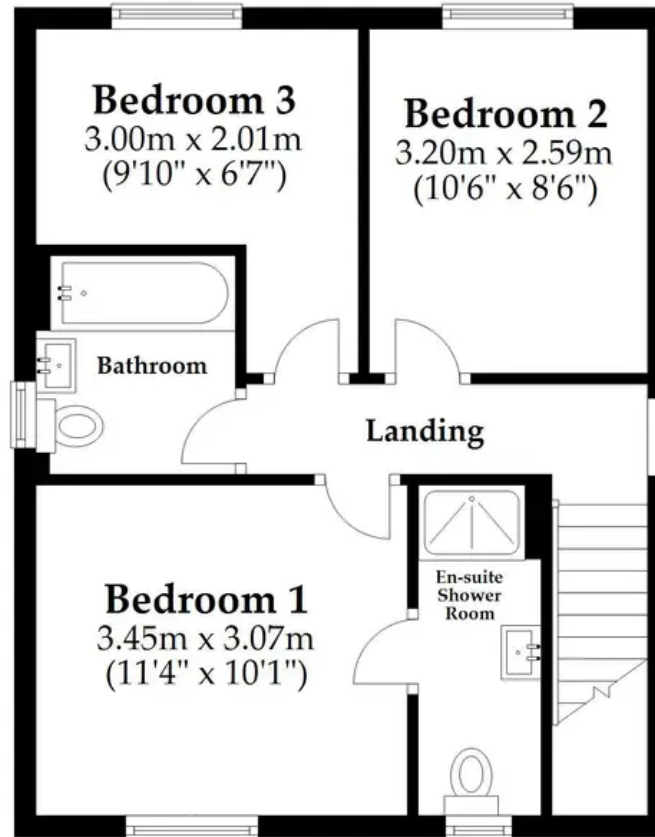
Ground Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



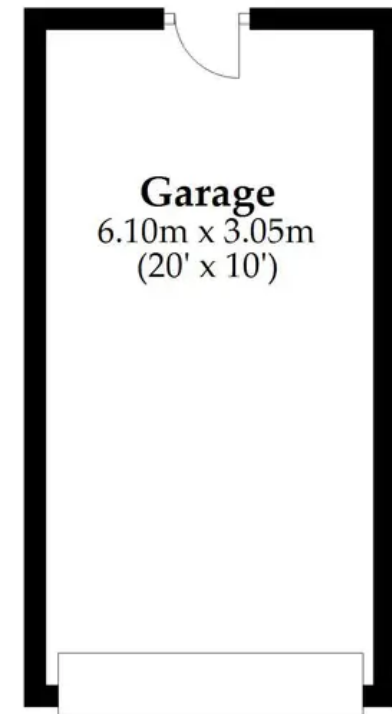
First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



Garage

Approx. 18.6 sq. metres (200.0 sq. feet)



Total area: approx. 101.8 sq. metres (1096.3 sq. feet)

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



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