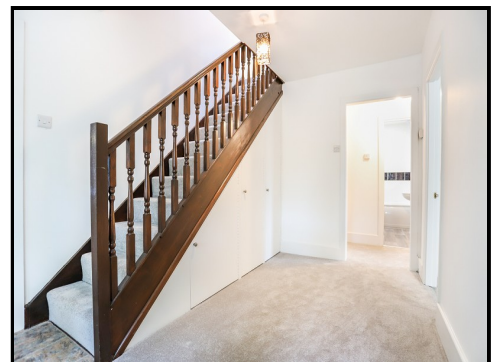




**115 Eastfield Lane, Ringwood, Hampshire. BH24 1UW**

**£515,000**



**Ross Nicholas & Company Limited**

334 Lymington Road, Highcliffe,

Dorset, BH23 5EY

01425 277 777





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**£515,000**

A deceptively spacious four bedroom detached chalet bungalow sited on a generous low maintenance corner plot and benefiting from a detached double garage, off road parking for four/five vehicles and being situated within walking distance of local amenities and schools. No forward chain.



## ENTRANCE HALL

UPVC multi-paned double glazed entrance door leads into the spacious and bright entrance hallway, UPVC double glazed windows to either side of the doorway, multiple, large under stairs storage cupboards, ceiling light point. Door into the:

## LIVING ROOM

A superb reception room with large UPVC double glazed bay window to the front, ceiling light point, focal point fireplace with space for electric fire, double power points, door to the:

## SUN ROOM

A wonderful extension to the property with a vaulted ceiling and feature exposed beams, UPVC double glazed windows to three sides, ceiling light points, power points, tiled floor, central double glazed doors then lead onto the garden area. A set of concertina doors then return to the main bedroom.

## KITCHEN/DINING ROOM

A fantastic size and fitted with a modern range of white gloss fronted cupboard and drawer units with areas of complimentary charcoal colour roll top work surface over. Inset four ring ceramic hob with filter extractor over and Bosch double oven beneath. Inset stainless steel one and a quarter bowl sink unit with drainer adjacent and mixer tap over. additional inset stainless steel food preparation sink unit. small breakfast bar area, numerous cupboard and drawer units providing a superb amount of storage, recess for American style fridge/freezer, further under counter space for dishwasher, washing machine and fridge or freezer. UPVC double glazed windows to two sides providing a good amount of light to the room and a pleasant outlook also. laminate wood flooring, part tiled walls and tiled splash back, ceiling light points. Door to inner hallway. UPVC door with stained glass inserts to side. High level cupboard housing the electric consumer unit.

## BEDROOM 1

Built in triple wardrobe with hanging space in a light maple wood effect, power points, ceiling light point, door to inner hallway, opening through to the:

## DRESSING ROOM

matching set of wardrobes with shelving, UPVC double glazed window to rear, ceiling light point, door to the:

## EN-SUITE SHOWER ROOM

Fitted with a modern white suite comprising enclosed corner shower cubicle with modern Mira Sport shower fittings, low level flush WC and pedestal wash hand basin, cupboard housing the modern Worcester gas fired boiler, UPVC opaque double glazed window to the side, tiled flooring, tiled splash back.

## BEDROOM 2

Large UPVC double glazed bay window to the front and additional UPVC double glazed window to the side, double power point, ceiling light point, ample space for fitted or freestanding bedroom furniture.

## BATHROOM

Fitted with a white three piece suite comprising panel enclosed bath with mixer tap and wall mounted hand shower attachment over, concertina glazed screen adjacent, pedestal wash hand basin and low level flush WC. fully tiled walls and newly laid Vinyl flooring, ceiling light point, wall mounted chrome ladder style towel radiator. Airing cupboard housing the hot water cylinder and slatted linen shelving over.

## FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

## FIRST FLOOR LANDING

double cupboard housing the header tank, Velux double glazed roof light to the front and recessed sufficiently to create a small study area if desired, double power point, access to eaves storage, ceiling light point.

## BEDROOM 3

UPVC double glazed window to rear, double power point, ceiling light point, part sloping ceilings.

## BEDROOM 4

Velux double glazed window to the side, ceiling light point, double power point.

## WC

Fitted with a white suite comprising low level flush WC, pedestal wash hand basin, low level cupboard units with display surface over, Velux double glazed screen roof light to the side, wood flooring, ceiling light point, door gives access to a large storage cupboard with light point, which in turn provides access to the eaves storage.

## OUTSIDE

The property sits to the rear of the plot and is enclosed to the rear by timber fencing and providing a blank canvas with railway sleeper enclosed borders and to the front of the property there is a gated pedestrian access onto Eastfield Lane itself. To the side of the property there is an expansive paved patio area which is enclosed by timber fencing and gates and also has a purpose built brick and stone BBQ. Through the gate to the side there is then access to:

## THE APPROACH

Laid mainly to gravel for off road parking for up to four vehicles as well as having direct access into the:

## DOUBLE GARAGE (18' 5" X 17' 10") OR (5.62M X 5.43M)

providing a large amount of vaulted eaves storage via an up and over sectional roller door, window to rear and pedestrian access to the rear patio area .



## DIRECTIONAL NOTE

From our office in Highcliffe proceed East along Lymington Road taking the first exit at the roundabout onto Ringwood Road. At the end of the road turn left then immediately right following signs to Bransgore. Continue through the village on Ringwood Road following signs to Ringwood. After a few miles turn right at the fork in the road signposted for Crow and Bagnum. At the end of this road over the hump back bridge, turn left then right onto Crow Lane. At the end of this road opposite The Elm Tree public house turn left onto Eastfield Lane where the property will be found on the right hand side and signified by our for sale board.

## PLEASE NOTE..

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## TENURE

The resale tenure for this property is Freehold

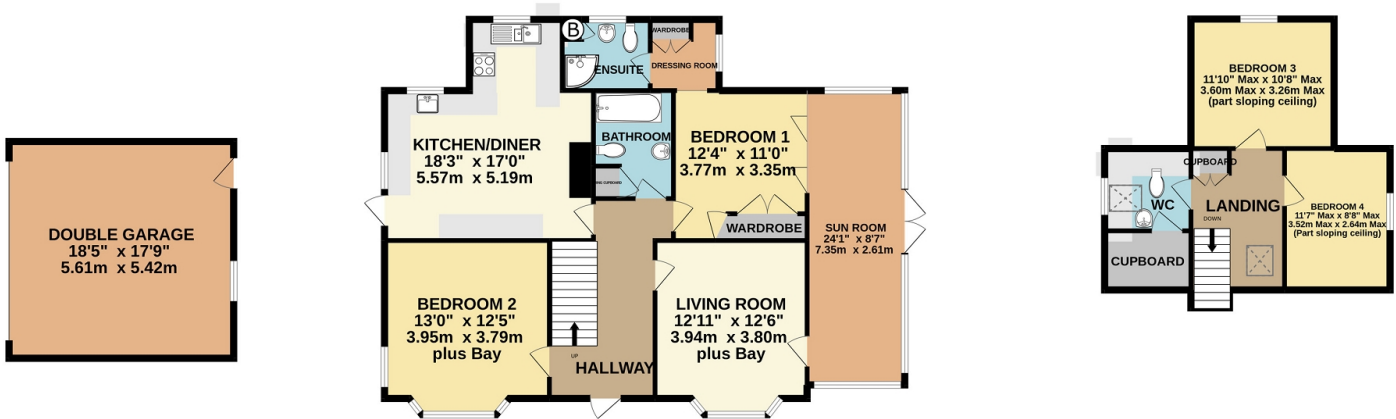
## EPC RATING

The EPC rating for this property is D55



GROUND FLOOR  
1525 sq.ft. (141.7 sq.m.) approx.

1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1927 sq.ft. (179.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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