



29 Heath Road, St. Leonards, Ringwood, Hampshire, BH24 2PZ.

£649,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton, Hampshire,
BH25 6DQ.
01425 625 500





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A spacious beautifully presented four bedroom detached chalet bungalow offering 2000 sq ft with double garage and South facing rear garden situated in a peaceful location. Conservatory overlooking the rear garden, off road parking for at least five vehicles.



ENTRANCE PORCH

Accessed via block paved drive with outside wall light, sliding double glazed door, tiled flooring and hardwood front door with multi-glazed side screen provides access to:

ENTRANCE HALL (23' 11" X 3' 2") OR (7.28M X 0.96M)

Coving to ceiling, two ceiling light points, wall mounted central heating thermostat, power points, radiator, double opening doors provide access to airing/coats storage cupboard with slatted shelving within and provides access to the pressurised hot water system. Ceiling light point and double opening glazed doors provide access to:

DINING ROOM (16' 4" X 14' 0") OR (4.98M X 4.26M)

Coving to ceiling, ceiling light point, wall light point, half turn staircase with open tread to first floor accommodation, power points, sliding patio doors provide access to Conservatory, UPVC double glazed window facing side aspect and two square openings either side of chimney breast provide access to:

SITTING ROOM (16' 4" X 11' 11") OR (4.97M X 3.63M)

Benefits from windows to two sides with triangular shaped gable window flooding the room with natural light. Attractive eye level electric wood effect fire with polished stone mantel beneath, three wall light points, double panelled radiator, TV aerial connection points, power points and sliding patio doors provide return access to:

CONSERVATORY (20' 11" X 7' 3") OR (6.37M X 2.20M)

Benefiting from a recently replaced roof with UPVC double glazed windows to two sides with numerous window openers and fitted blinds with sliding patio door providing access to the block paved patio and the sunny rear garden. Tiled flooring, wall light points, fitted roller blinds.

BEDROOM 4 (16' 4" X 14' 0") OR (4.98M X 4.27M)

Bedroom 4 on the first floor. Vaulted ceiling with exposed beams, ceiling light, UPVC double glazed triangular window with views over the South facing rear garden which floods the room with natural light, additional double glazed window to side aspect, power points, TV aerial connection point, two openings either side of the chimney breast provide views over Sitting Room providing galleried style landing and door provides access to:

HOBBIES ROOM (16' 2" X 7' 0") OR (4.92M X 2.14M)

Velux window, power points, ceiling light point and door provides access to additional loft storage space.

KITCHEN (13' 10" X 9' 9") OR (4.21M X 2.97M)

Recently replaced to a high specification. Light grey fronted units with sleek handles, marble style worktops benefiting from an inset Franke sink with Franke stainless steel monobloc mixer tap above. Fitted Neff induction four ring hob with Neff extractor hood above. Integrated full size dishwasher, integrated Bosch larder fridge with pull-out drawers to either side and pantry and storage cupboards. Comprehensive range of eye level and floor mounted kitchen units with LED under unit lighting. Matching work top upstands and tiled splash backs. LED flush fit ceiling lights, upright feature radiator, eye level double oven and grill with storage cupboard above and storage drawers beneath, Vinyl cushion flooring, UPVC double glazed window overlooks front driveway area and door provides access to:

GARAGE (19' 5" X 18' 0") OR (5.92M X 5.49M)

The garage also acts as a Utility Room and benefits from a double width electronically operated up and over door with double glazed window to rear and rear access door. Wall mounted gas fired central heating boiler, space and plumbing for automatic washing machine, stainless steel sink with hot and cold water tap with drainer to one side, space for additional kitchen appliances if required. Access to safety trip consumer unit which was updated in September 2022. Access to loft via pull down loft hatch.

BEDROOM 1 (12' 9" X 10' 1") OR (3.88M X 3.08M)

Coving to ceiling. Ceiling light point. UPVC double glazed window overlooking rear garden aspect and patio area. Range of mirror fronted wardrobes flanking one wall with a mixture of shelving and hanging within. Radiator, power points, TV aerial point, door provides access to:

EN SUITE SHOWER ROOM (10' 0" X 4' 4") OR (3.06M X 1.32M)

Coving to ceiling, ceiling light point, UPVC double glazed window facing rear garden aspect. White suite comprising low level WC with concealed cistern. Wash hand basin with hot and cold mixer tap with vanity unit beneath with wall mounted mirror, strip light and shaver socket above. Bi-fold door provides access to shower cubicle with shower mixer controls and adjustable shower attachment. Radiator, bathroom fittings.

BEDROOM 2 (10' 9" X 9' 9") OR (3.28M X 2.96M)

Ceiling light point, UPVC double glazed window overlooking rear garden aspect with radiator beneath, power points, built-in wardrobe with sliding mirror fronted doors with hanging rail and shelf within.

BEDROOM 3 (10' 1" X 9' 3") OR (3.07M X 2.81M)

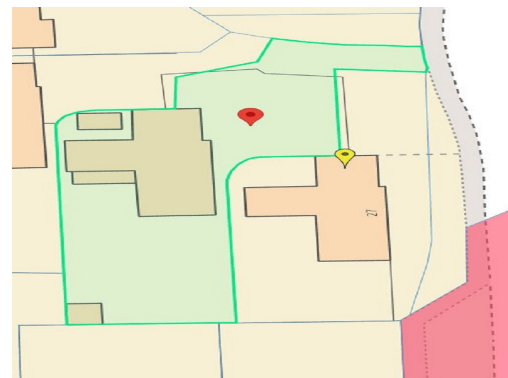
Coving to ceiling, ceiling light point, UPVC double glazed window, radiator, power points, built-in single wardrobe with hanging rail and fitted shelf.

SHOWER ROOM (9' 0" X 6' 1") OR (2.74M X 1.85M)

Recently updated and benefits from full size shower cubicle with glazed shower screen providing access to shower mixer with adjustable shower head, ceiling extractor above. Opaque UPVC double glazed window facing front aspect, low level WC with push button flush, wash hand basin with monobloc mixer taps with vanity unit beneath. Chrome effect towel rail, fully tiled walls, SPC Vinyl click flooring.

CLOAKROOM (6' 1" X 3' 10") OR (1.85M X 1.17M)

Coving to ceiling, ceiling light point, fully tiled walls, Vinyl cushion flooring. Modern white suite comprising low level WC, push button waste, wash hand basin with monobloc mixer tap with pop-up waste and vanity unit beneath. Radiator with towel rail above, opaque UPVC double glazed window facing rear aspect.



OUTSIDE

Attractive block paved drive with double opening timber swing gates provides access to the double garage and front entrance door. Block paved drive provides off road parking for at least five vehicles with shrub borders to two sides with rockery with stone chippings, low level bushes and Heathers to the remainder of the garden. Outside water tap. Double opening gates provide access to rear garden.

REAR GARDEN

Block paved patio with matching pathways which provide access to Greenhouses and the recently installed garden storage shed to one corner. The garden is laid to level lawn with vegetable patch, shrub borders and is enclosed by panelled fencing to three sides. The garden benefits from a delightful South facing aspect and provides a delightful peaceful setting the only noise being the birdsong in the background. Outside garden lights, outside garden water butt and pathway sweeps round to one side of the Sitting Room and provides access to the rear door of the garage where a further work shop is located sitting on a concrete base with glazed windows, light and power. Additional outside light to rear of garage door.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

Turn left onto Station Rd/B3058 from Old Milton Road and following this road until reaching the A35. Turn Right and head towards Burley. Once you have reached the village of Burley continue towards Ringwood until you reach the A31. Join the A31 toward Ringwood and Bournemouth and head towards Ferndown. At the Woolsbridge roundabout take the 3rd exit onto Woolsbridge Rd. Follow Road for 0.4 miles and take the third turning into Lions Lane. Take the third turning left onto Heath Rd, your destination will be on your right.

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.

EPC RATING

The EPC rating for this property is D59

GROUND FLOOR
1658 sq.ft. (154.0 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



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TOTAL FLOOR AREA : 2001 sq.ft. (185.9 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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