



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

**£499,950**



**Ross Nicholas & Company Limited**  
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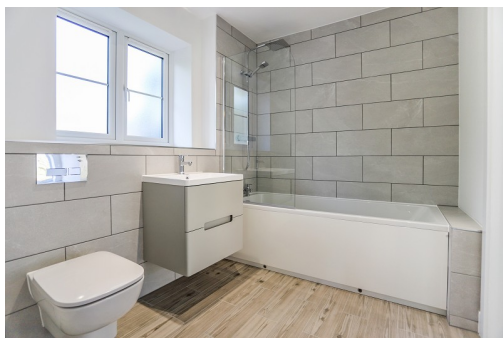




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A superb three double bedroom NEW BUILD chalet bungalow situated in a highly sought after area and finished to an exacting specification throughout. The property has environmental benefits such as an Air Source Heat Pump for the central heating and increased insulation properties to ensure that the running costs are kept to a minimum and along with a fully integrated Kitchen, three bathrooms and a private, landscaped rear garden, we expect this property to be very popular.



## RECESSED ENTRANCE PORCH

composite entrance door, side screen with uplighting adjacent leading into the:

## ENTRANCE HALL (12' 8" X 5' 9") OR (3.87M X 1.75M)

A spacious and bright reception area with light LVT flooring, storage/coats cupboard also housing the electric consumer unit, further under stairs storage cupboard housing the underfloor heating manifold and Air Source Heat Pump controls, ceiling light point, under floor heating, doors to all Ground floor rooms.

## OPEN PLAN KITCHEN/ LIVING/DINING ROOM (25' 3" X 12' 5") OR (7.69M X 3.78M)

Kitchen area: Fitted with a comprehensive range of Dove Grey soft close cupboard and drawer units with areas of Quartz work top over with matching upstands, inset stainless steel one and half bowl sink unit with swan neck mixer tap and engrained drainer adjacent, inset four ring Induction hob with concealed filter extractor over and eye level fan assisted double oven adjacent, integrated fridge/freezer, full size dishwasher and washing machine to either side of the sink. numerous inset LED ceiling spotlights, UPVC double glazed window to front providing a lovely outlook over the garden, continuation of the LVT flooring, under floor heating with zone control. Living and Dining area has the benefit of a further UPVC double glazed window to the side and a set of double glazed double doors leading to the rear patio with fan lights adjacent. Two ceiling light points, numerous double power points, television point, telephone point and data cabling.

## BEDROOM 3 (10' 6" X 13' 1") OR (3.21M X 3.98M)

A lovely bright dual aspect room with UPVC double glazed window to the side aspect with a set of double glazed double doors to the rear garden with fan lights adjacent, ceiling light point, numerous double power points, television point, door to:

## JACK & JILL BATHROOM

Accessed from the Ground floor bedroom and Hallway, well appointed with a panel enclosed bath with independent chrome shower fittings over comprising a rainforest shower head and personal hand shower attachment, wall hung wash hand basin and low level flush hidden cistern style WC, part tiled walls and tiled floor, chrome ladder style towel radiator, inset ceiling spotlights, two low level LED lights on an automatic sensor for night time use.

## FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

### FIRST FLOOR LANDING

window to the rear on the stair well, vaulted ceiling, ceiling light point, double power point adjacent, wall mounted double panelled radiator. Doors to both first floor bedrooms.

## BEDROOM 1 (14' 3" MAX X 14' 1" MAX) OR (4.35M MAX X 4.30M MAX)

Narrowing in part to 3.08m. UPVC double glazed window to front, ceiling light point, ample space for fitted or freestanding bedroom furniture, wall mounted double panelled radiator, double power points, television point. Cupboard housing the hot water cylinder and additional storage adjacent. Door to the:

## EN SUITE SHOWER ROOM

Situated to the rear of the property and comprising a corner walk-in shower cubicle with chrome fittings, rainforest shower head and personal hand shower attachment, wall hung wash hand basin and hidden cistern style low level flush WC, tiled floor and part tiled walls, velux style double glazed window to rear, chrome ladder style towel radiator, ceiling extractor, inset LED ceiling spotlights.

## BEDROOM 2 (14' 5" X 10' 8") OR (4.40M X 3.26M)

Plus dormer recess of 0.83m. A superb bright dual aspect room with UPVC double glazed window to front and a further Velux style double glazed window to rear. ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted double panelled radiator, television point. Door to:

## EN-SUITE SHOWER ROOM

Situated to the front of the property and benefitting from a walk-in corner shower cubicle with rainforest shower head and personal hand shower attachment, inset wash hand basin with vanity unit beneath and hidden cistern style low level flush WC. Chrome ladder style towel radiator, part tiled walls and tiled floor, ceiling spotlights, Velux style double glazed window to front.

## OUTSIDE

The property will come fully landscaped in accordance with the planning permission, benefiting from a substantial area across the rear of the property laid to patio with the rest of the rear garden then laid to lawn with some shrubs and specimen plants interspersed. To the side of the property there is a pedestrian access which in turn then leads to:

## THE APPROACH

Laid to block paving for off road parking with a newly constructed entranceway off of Eastfield Lane. The boundaries are fenced with mature trees to front boundary. Outside charging point for electric vehicle, outside CCTV system installed, outside water tap.

## NEW HOMES WARRANTY INFORMATION

The property will be sold with a 10 year ICW insurance backed warranty for peace of mind.

## 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 Bagnun. 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.

## NEW HOMES NOTICE

It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floorplans, configurations and layouts are included are for guidance only. The developer and agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the developer and agent can be relied upon as accurately describing in relation to any particular or proposed house or development of the company as of the Specified Masters from time to time prescribed under the Property Misdescriptions Act 1991. All such matters must be treated as intended only as a general illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or a warranty.

## TENURE

The resale tenure for this property is Freehold.

## COUNCIL TAX

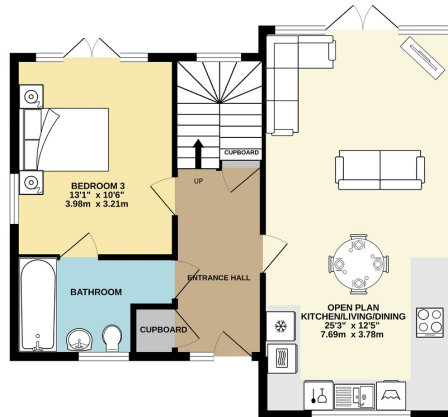
The council tax for this property is band D.

## EPC RATING

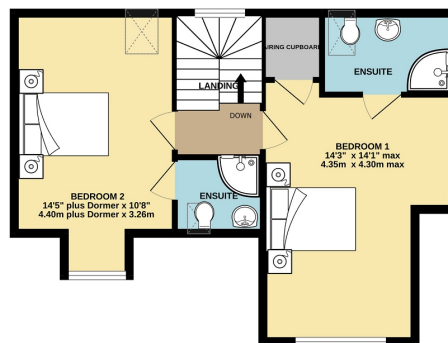
The EPC rating for this property is A.



GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 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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