



Ringwood Road, Poole BH12 4LZ

Set back on a generous size plot lies this impeccably presented three double bedroom detached property that has been completely refurbished and extended by the current owners to create a stylish spacious modern contemporary family home.

EPC: TBC **Council Tax Band:** C **Price:** £425,000 Freehold

 3  2  1





Key Features

- REFURBISHED & EXTENDED DETACHED FAMILY HOME
- WELCOMING ENTRANCE HALLWAY
- SUPERB GROUND FLOOR SHOWER ROOM
- SEPARATE UTILITY ROOM
- WONDERFUL OPEN PLAN LOUNGE/KITCHEN/DINING ROOM
- THREE BEDROOMS MASTER WITH EN-SUITE BATHROOM & WALK-IN-WARDROBE
- AMPLE OFF-ROAD PARKING FOR SEVERAL VEHICLES
- DETACHED GARAGE
- GOOD SIZE PRIVATE & SECLUDED REAR GARDEN
- NO FORWARD CHAIN

The Property

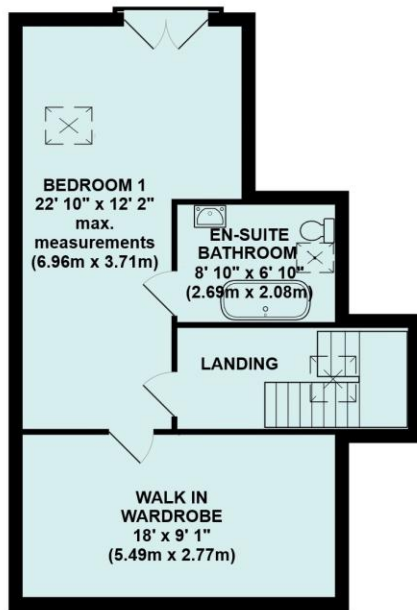
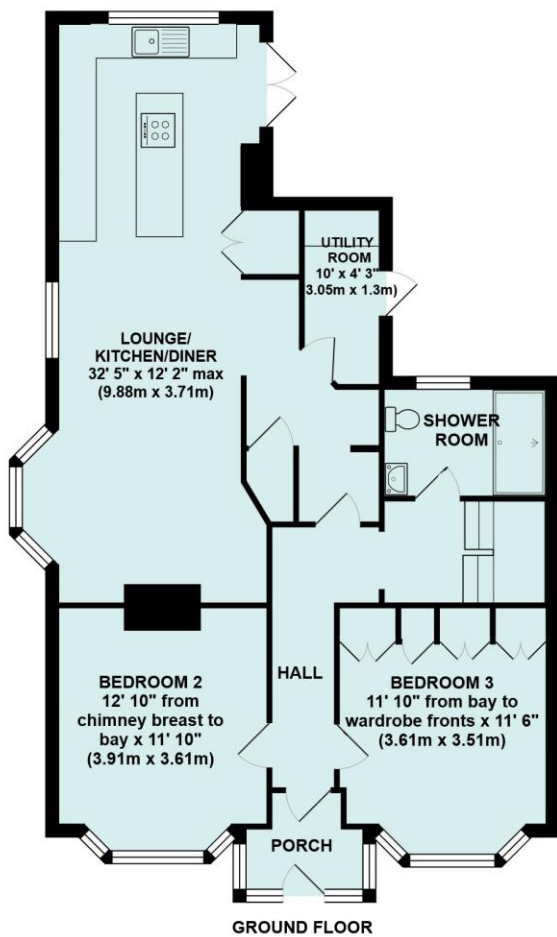
Initially there is a porch and a door from here with feature-stained glass-coloured panels leads into the welcoming entrance hallway. Either side are two double bedrooms both with bay windows and fitted bedroom furniture. There is also a superb ground floor shower room and stairs provide access to the master bedroom.

Through the inner hallway area you will find a separate utility room and a wonderful light, bright and airy open plan lounge/kitchen/dining room, which we feel is a particular feature and great for entertaining with large French doors leading outside. The first floor contains the impressive master

bedroom with Juliet balcony, stylish en-suite bathroom, eaves storage and a very spacious walk-in-wardrobe.

To the front there is ample off-road parking for several vehicles. The driveway continues down the side into the rear garden and up to a detached garage.

The extensive rear garden offers privacy and seclusion with a good size patio area ideal for garden/dining furniture. There are storage sheds and throughout there is a selection of mature plants, trees and flowers to make up a lovely tranquil setting.



Overall floor area
1553 sq ft / 144.3 sq m



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	70	79	
A			
(81-91)			
B			
(69-80)			
C	70	79	
(55-68)			
D			
(39-54)	70	79	
E			
(21-38)			
F	70	79	
(1-20)			
G	70	79	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



rightmove

OnTheMarket

wt
WILSON THOMAS
ESTATE AGENTS