



Ringwood Road, Poole BH14 0RN

A wonderful three-bedroom semi-detached house that has been completely refurbished and extended by the current owners to create a stylish and beautifully presented modern contemporary family home.

EPC: TBC **Council Tax Band:** C **Price:** £395,000 Freehold







Key Features

- IMMACULATE REFURBISHED EXTENDED SEMI-DETACHED FAMILY HOME
- ENTRANCE HALLWAY
- COSY LOUNGE WITH BAY WINDOW
- SUPERB OPEN PLAN KITCHEN/DINER/LIVING ROOM WITH FRENCH DOORS
- THREE BEDROOMS
- STYLISH MODERN FITTED BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- OFF ROAD PARKING & DETACHED GARAGE
- FANTASTIC REAR GARDEN WITH DECKING & DESIGNATED SEATING AREAS
- NEW ROOF IN 2021

The Property

A composite door leads into the entrance hallway with a door initially leading to the cosy front lounge with bay window. To the rear there is a stunning impressive open plan kitchen/dining/living space which we feel is a particular feature with integrated appliances, soft close gloss units, skylight to the dining area and from here French doors lead out onto the decking and the rear garden.

On the first floor there are three bedrooms with two doubles and a single room and a stylish modern fitted family bathroom completes the accommodation.

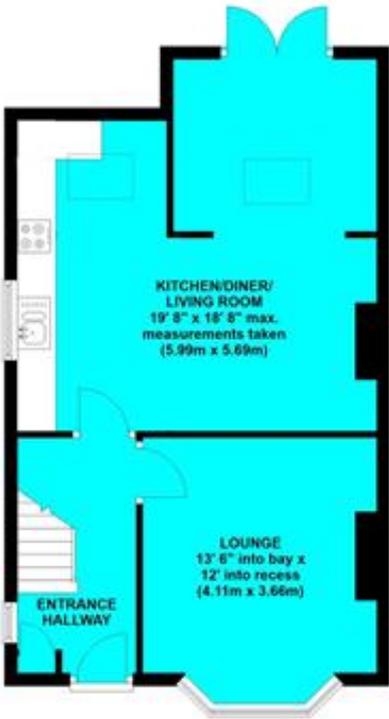
To the front there is ample off-road parking and a detached garage with access down the side of the

house providing additional storage if required.

The wonderful impressive rear garden is a key feature and there is initially a decking area great for BBQ and entertaining. A shingle pathway with stepping stones leads all the way to the far end and to a storage building and there are additional seating areas to make the most of the sun throughout the whole day.

This superb property is located close to local schools and excellent public transport. Poole Park, Ashley Cross and the centre of town are all a short distance away.

Ground Floor
Approx. 50.3 sq. metres (541.3 sq. feet)



First Floor
Approx. 37.3 sq. metres (402.0 sq. feet)



Total area: approx. 87.6 sq. metres (943.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. 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.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epcau.com</small>			

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.

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