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RINGWOOD ROAD

BOURNEMOUTH, DORSET, BH11 9LG

FINE & COUNTRY  
Homes from Edwards



# GUIDE PRICE £685,000

- **DETACHED CONTEMPORARY STYLE FAMILY HOME**
- **FOUR DOUBLE BEDROOMS**
- **SUPERB KITCHEN/DINING ROOM**
- **SEPARATE WELL PROPORTIONED LOUNGE**
- **UTILITY**
- **TWO ENSUITES AND FAMILY BATHROOM**
- **PRIVATE REAR GARDEN**
- **OFF ROAD PARKING**
- **PLANNING GRANTED FOR TRIPLE GARAGE**
- **NO FORWARD CHAIN**

This superbly presented, four double bedroom family home offers well proportioned accommodation with contemporary styling and high quality finishes throughout.

On the ground floor, the hub of this family home is the stylishly appointed kitchen/dining room which is fitted with a range of light front base and wall units as well as a central island unit with breakfast bar. The part vaulted

ceiling with triple rooflights and sliding glazed doors to the garden create a light and airy ambience with French doors leading through to a separate, dual aspect living room.

Off the entrance hallway, there is a separate, well fitted utility room as well as access to a cloakroom and boiler cupboard. There are two double bedrooms on the ground floor - each fitted with substantial bedroom storage



and each benefiting from beautifully styled ensuite shower rooms. Quality hard flooring is laid throughout the ground floor with tiled floors in the ensuites.

On the first floor there are two further double bedrooms which are served by a separate shower room.

Outside there is ample off road parking to the front of the property which has low maintenance shingle laid. Fencing to each side of the property with gated access leads to the private rear garden which has been landscaped with low maintenance in mind. A secluded patio is set outside the kitchen/dining room with steps rising to an extensive paved terrace spans the width of the garden and another raised tier is laid to shingle. Specimen planting provides an added feature. With privacy fencing to all boundaries there are two garden sheds

providing useful storage space.

Planning permission has been granted to erect a triple garage (as illustrated in the CGI)

EPC: F



# Ringwood Road, Bournemouth

Approximate Area = 1855 sq ft / 172 sq m (excludes void)

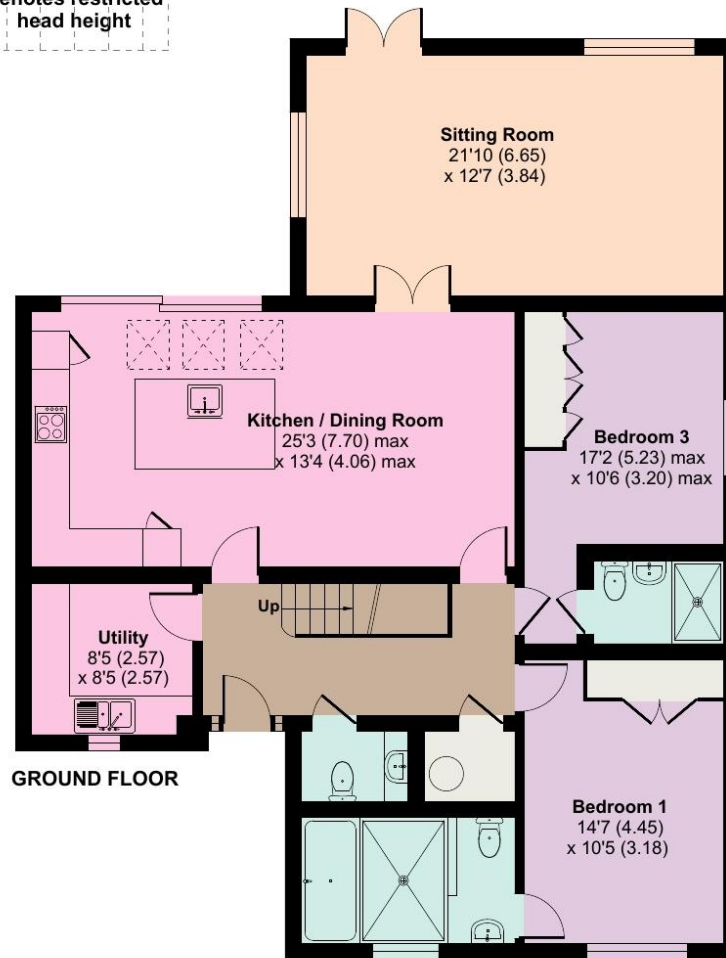
Limited Use Area(s) = 177 sq ft / 16 sq m

Total = 2032 sq ft / 188 sq m

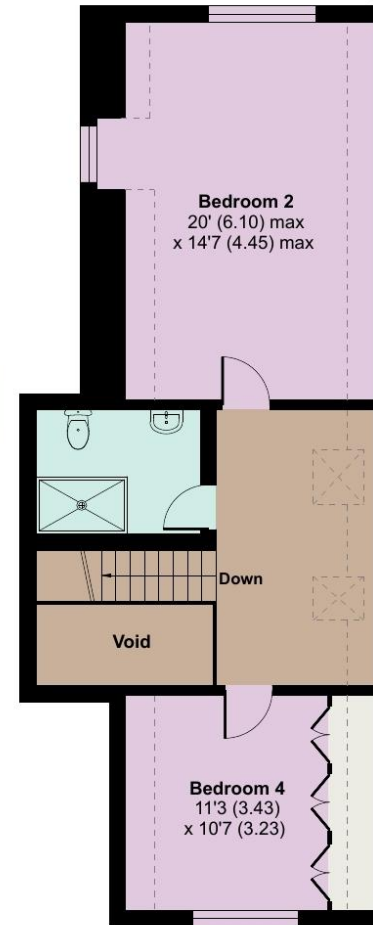
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020. Produced for Edwards Estates Ltd. REF: 846548



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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