



21 Avon Meade, Fordingbridge

Guide Price **£400,000**



FELLS
NEW FOREST PROPERTY

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, Fordingbridge

Beautifully presented detached family home close to open countryside. Superbly maintained and presented with modern upgrades, spacious living areas, a renovated kitchen, 4 cosy bedrooms, and a neat compact garden with a deck. Ideal for indoor-outdoor living. Don't miss out on this move-in ready gem!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Seamless indoor - outdoor living area
- Gas central heating and Upvc double glazing
- Extended family home
- Garage and 2 car parking spaces
- Bathroom replaced 2 years ago
- Compact and private easy maintenance garden
- Superb oak framed living room extension





This 40 yr-old family home has been improved by a new family bathroom, engineered oak flooring throughout & double glazing. An extremely well presented, warm and welcoming home, and absolutely move-in ready!

The oak framed porch, with storage for coats and boots, leads into the hall, & through to the lounge/dining room, with windows to the side. Cloakroom, with WC, washbasin & heated towel rail.

At the rear is a full width extension, a beautiful open space, with access to the deck through bi-fold doors, creating a wonderful indoor-outdoor space. Beautifully light and airy, this room captures the sun all day long and benefits under-floor heating.

The kitchen features oak counter tops and a Belfast sink, integrated double electric oven, induction hob & extractor. Just off the kitchen, the washing machine and dryer are out of sight in the under-stairs cupboard.

Upstairs the landing leads to all 4 bedrooms & bathroom. Linen cupboard housing the combi boiler. Above, a partly-boarded loft

Master bedroom with en-suite shower room. Bedroom 2 has a built-in cupboard, providing storage space. Bedroom 3, a double used as an office, and bedroom 4 is a large single.

The bathroom was beautifully renovated 2 years ago and features an L-shaped bath with shower, antique washstand & basin, heated towel rail and built in cupboard.

Outside: Garage with electric door and 2 parking spaces.

A private, compact and low-maintenance garden with timber deck, lawns and a garden shed.



