

26 Waverley Road

, Fordingbridge, SP6 1EX

Guide price £410,000

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Guide Price - £410,000 - £425,000

A beautifully transformed three-bedroom semi-detached home occupying a mature residential position within easy walking distance of Fordingbridge town centre, offering superbly presented accommodation, extensive off-road parking, a substantial rear garden and a recently constructed garden room.

Waverley Road is a mature and established residential street, conveniently positioned within close walking distance of the heart of Fordingbridge. The town offers an excellent selection of everyday amenities including independent shops, cafés, restaurants and pubs, together with leisure, recreation and sporting facilities. Families are particularly well catered for, with the highly regarded Fordingbridge Infant and Junior Schools together with The Burgate School & Sixth Form all within a short walk.

Fordingbridge itself sits on the edge of the New Forest and alongside the River Avon, providing an enviable combination of convenient town-centre living and access to some of the area's most attractive countryside.

The property has undergone an extensive transformation by the current owners, creating a stylish and extremely well-presented family home finished to an impressive contemporary standard throughout.

The approach immediately sets the tone, with a substantial block-paved driveway providing off-road parking for three large vehicles, together with pedestrian access along the right-hand side of the property leading through to the rear garden.

The main entrance opens into a particularly useful boot room/entrance hall and utility area, providing an excellent everyday entrance to the home. There is space and plumbing for a washing machine and tumble dryer together with room for a secondary freezer, wall-mounted gas boiler, built-in storage and additional overhead cupboards. Tiled flooring completes this highly practical space.



















A further doorway leads into the inner hallway, where beautifully laid herringbone-style luxury flooring immediately demonstrates the quality of the refurbishment and continues seamlessly through into the kitchen and ground-floor shower room. Stairs rise to the first floor, while a separate doorway leads into the main living room.

The contemporary ground-floor shower room has been finished in a modern style and incorporates a generous double shower enclosure, low-level WC, vanity-mounted wash hand basin, mirror-fronted storage and a stainless-steel-finish heated towel rail, complemented by fully tiled walls and flooring.

The kitchen has been completely transformed and is fitted with an extensive range of modern base and eye-level cabinetry, beautifully complemented by stunning quartz work surfaces incorporating a breakfast bar. A substantial range-style cooker is a real feature of the kitchen. An integrated fridge/freezer and dishwasher provide full amenities, while a contemporary vertical radiator and crisp white tiled splashbacks complete the finish. A rear-facing outlook and doorway provide a direct connection with the garden.

Undoubtedly one of the highlights of the home is the superb lounge/dining room. Finished to an exceptional standard, the room centres around an attractive feature fireplace housing an inset wood-burning stove, creating a wonderful focal point. Matching herringbone flooring continues throughout, while bespoke timber shelving and striking window shutters add warmth and character.

There is ample room for a substantial dining table and chairs alongside generous lounge furniture, making this an exceptionally sociable family and entertaining space. Double-opening doors lead directly onto the rear patio, creating a particularly effective connection between the internal and external living areas during the warmer months.

On the first floor, the landing enjoys a pleasant outlook across the rear garden.

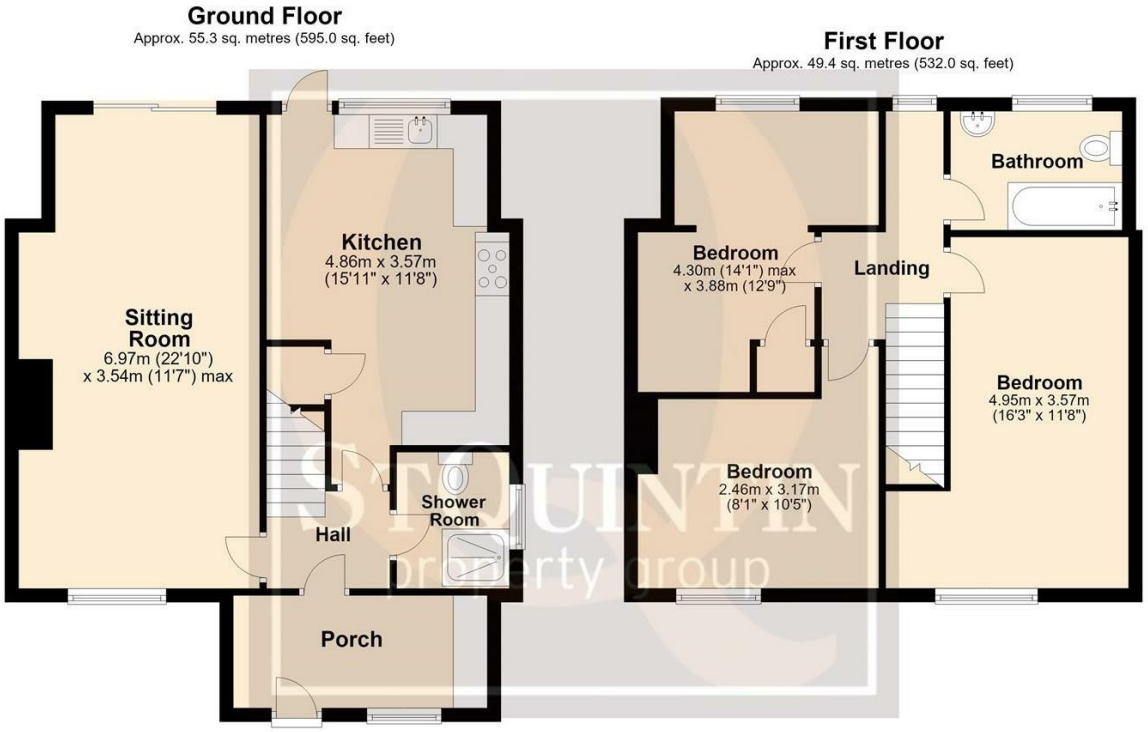
The principal bedroom is an unusually generous double bedroom with ample space for a king-size bed and a significant amount of additional bedroom furniture. White slatted shutters provide an attractive feature to the window, while recessed timber shelving offers further useful storage and display space.

Bedroom two is another beautifully decorated and well-proportioned room, again benefiting from matching white window shutters and a useful recessed area fitted with timber shelving, suitable for either storage or clothing.





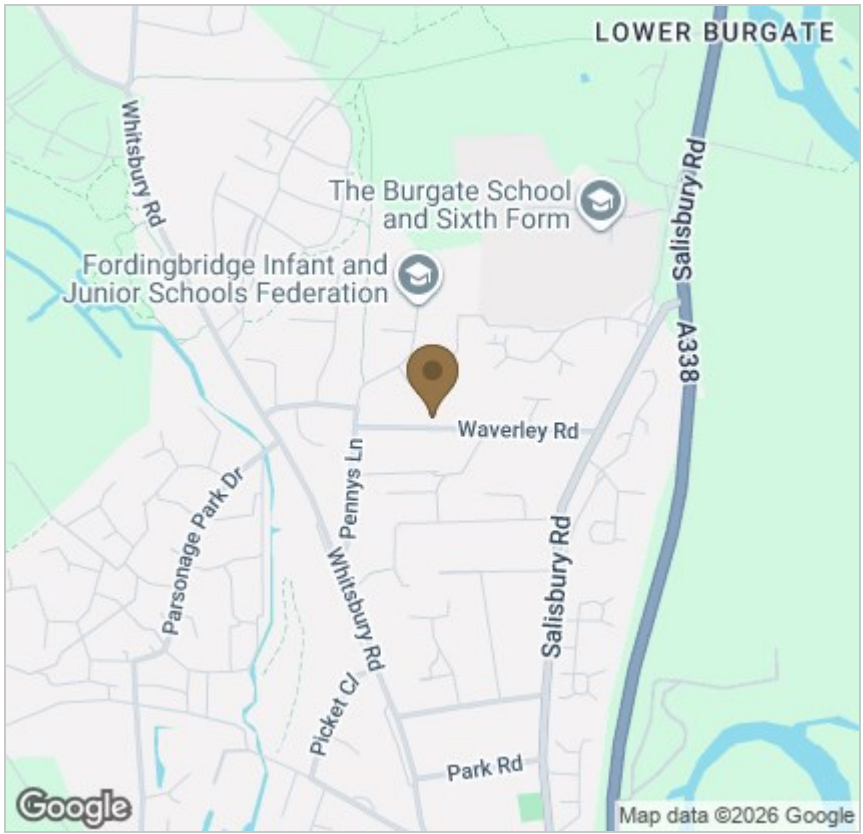


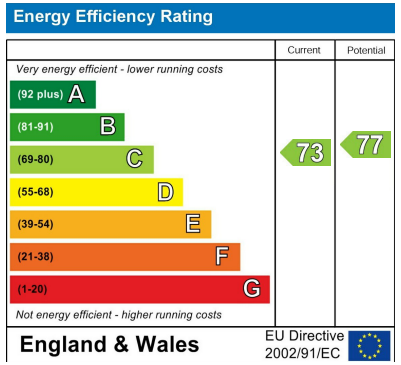


Total area: approx. 104.7 sq. metres (1127.0 sq. feet)

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 effenciency can be given
Plan produced using PlanUp.

Area Map





Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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