



The Hamble 9a Acacia Road, Hordle, Hampshire. SO41 0YG

Guide Price £425,000



Ross Nicholas & Company Limited
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A detached three bedroom two bathroom bungalow situated in the village of Hordle. The bungalow benefits from a Conservatory overlooking the rear garden, off road parking and garage.



ENTRANCE PORCH

Large undercover entrance porch with outside lantern with flagstone flooring and glazed door with matching side screen leading to:

HALLWAY (25' 10" X 7' 3") OR (7.88M X 2.20M)

Coved and textured ceiling, ceiling light point with pull down loft ladder, smoke detector and Karndean strip flooring. Drayton central heating thermostat, telephone point, power point, radiator and door provides access to deep storage cupboard with hanging rail, light, fitted shelf, access to safety trip consumer unit, double opening doors provide access to:

SITTING ROOM/DINING ROOM (23' 1" X 11' 7") OR (7.03M X 3.52M)

Coved and textured ceiling, two ceiling light points, UPVC double glazed window overlooking facing front aspect, double glazed bay window overlooking rear garden aspect. Attractive raised coal effect living flame gas fire, additional double glazed window facing front aspect, TV aerial point, power points, double panel radiator in dining area and double opening double glazed doors provide access to:



CONSERVATORY (13' 1" X 9' 6") OR (3.99M X 2.89M)

Fibre glass roof and double glazed windows to three sides sitting on brick cavity style walling with double glazed door providing access to rear garden, tiled flooring, power points, ceiling light point.

KITCHEN (11' 11" X 8' 0") OR (3.64M X 2.45M)

Coved and textured ceiling with numerous ceiling downlights. Dual aspect room with UPVC double glazed windows facing front aspect. Modern arrangement of eye level and floor mounted kitchen units comprising one and a half bowl ceramic sink unit with single drainer and swan necked mixer tap set in a range of roll top work surfaces. Four ring Neff gas hob with concealed filter hood above, eye level Neff fan assisted oven and grill. Space for automatic dishwasher, space and plumbing for automatic washing machine. Wall mounted Potterton gas fired central heating boiler, space for upright fridge/freezer, Karndean style wood strip flooring, numerous power points, tiled splash backs and glazed door provides access to:



UTILITY AREA (6' 2" X 5' 7") OR (1.89M X 1.70M)

Situated between the garage and property under a Polycarbonate style pitched roof with arched door providing access to front driveway and stable door providing access to rear garden and door to garage. Flagstone flooring, two wall light points.

BEDROOM 1 (15' 3" X 8' 9") OR (4.66M X 2.67M)

Coved and textured ceiling, ceiling light point, double glazed bay window overlooking rear garden aspect. Power points, single panel radiator, TV aerial connection point and door provides access to:

EN SUITE (6' 4" X 12' 0") OR (1.93M X 3.65M)

Opaque double glazed window facing rear garden aspect. Coved and textured ceiling, ceiling light point. Cream coloured suite comprising panel enclosed bath with twin hand grips and mixer taps with electric Mira Sports shower unit above. Pedestal wash hand basin with vanity unit beneath and to one side with large mirror with lights and shaver socket above. Low level WC with concealed cistern, radiator, Vinyl cushion flooring, tiled splashback surround by bath and shower area.



BEDROOM 2 (12' 4" X 8' 0") OR (3.77M X 2.45M)

Coved and textured ceiling, ceiling light point, double glazed window facing side garden aspect. Radiator, power points, double opening wardrobes with hanging rails and shelf within.

BEDROOM 3 (8' 0" X 7' 9") OR (2.45M X 2.36M)

Coved and textured ceiling, ceiling light point, double glazed window facing side aspect, radiator, power points, built-in double opening wardrobe.

BATHROOM (12' 0" X 6' 9") OR (3.65M X 2.05M)

Coved and textured ceiling, ceiling light point, opaque double glazed window facing rear garden aspect. Cream coloured suite comprising panelled enclosed bath with twin hand grips with mixer taps with mixer taps and shower attachment. Bi-fold shower screen. Tiling to full height over bath area, low level WC, pedestal wash hand basin with tiled splash back, mirror, strip light and shaver socket above. Radiator, door leads to airing cupboard with factory lagged hot water cylinder with fitted immersion heater, slatted shelving above. Ceiling light point.



OUTSIDE

Gravel drive provides off road parking for approximately three vehicles and can be extended if required. Drive leads to front door, Utility room door and attached single garage.

GARAGE (185' 10" X 9' 3") OR (56.64M X 2.83M)

Of brick construction under a pitched and tiled roof in keeping with the main residence, accessed via up and over door with personal half glazed door leading to rear garden. Two ceiling strip lights, power points, eaves storage space.

FRONT GARDEN

Enclosed by low level evergreen hedging providing screening from Acacia Road, the remainder of the garden is laid to level lawn with shrub border adjoining the property. Additional light over garage.

REAR GARDEN

Small courtyard style garden located off the kitchen and garage area which is the main view from bedroom two and currently enclosed by panelled fencing and evergreen shrubbery and is an ideal spot for concealing a rotary line with pathway then leading to the main rear garden. Enclosed by close boarded fencing with level lawn and patio adjoining the conservatory. Shrub borders, enclosed by evergreen shrubs and bushes and providing a high degree of screening from neighbouring properties. Outside security floodlight.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and proceed until reaching the village of Hordle. On reaching Everton road turn right into this road and take the first right into Monterey Drive which leads into Acacia Road.

WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

SURVEY

Require a survey? Visit our website www.rossnicholas.co.uk for further information.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

TENURE

The resale tenure for this property is Freehold

COUNCIL TAX

The council tax for this property is band D



TOTAL APPROX. FLOOR AREA 1333 SQ.FT. (123.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.
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