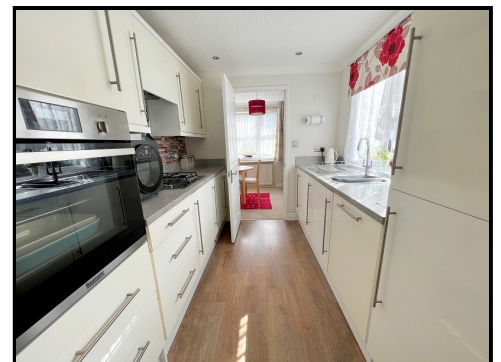




39 Westwood Park, Bashley Cross Road, New Milton, Hampshire. BH25 5TB

Guide Price £195,000



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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Hampshire. BH25 5TB**

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VENDOR SUITED A superbly presented Wessex Park Home built 2013 located on a highly sought after location and enjoying numerous features including Sitting Room, Dining Room, Kitchen, separate Utility Room, Master Bedroom with walk-in wardrobe and En-Suite Shower Room.



ENTRANCE HALL

Accessed via UPVC double glazed front door, two ceiling light points, smoke detector, panelled radiator, hatch to loft area, power point, double opening coats cupboard with hanging hooks and shelf.

SITTING ROOM

5.13 x 3.47

Aspect to the front elevation through UPVC double glazed window and additional aspect to the side through two floor to ceiling UPVC double glazed windows. Coved ceiling, ceiling light, TV aerial point, power points, panelled radiator, fitted feature electric fire set into a modern surround and hearth, open way through to:

DINING ROOM

2.43m x 2.27m

Aspect to the front elevation through UPVC double glazed bay window. Coved ceiling, ceiling light point, panelled radiator, ceiling light point, panelled radiator, power points.

KITCHEN

2.77m x 2.34m

Aspect to the side elevation through UPVC double glazed window. Coved ceiling, recessed lighting, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a working surface with base cupboards beneath. Integrated dishwasher, fridge and freezer. Additional work surface incorporating four ring gas hob with stainless steel splash back and extractor fan over. Fitted stainless steel electric oven with drawers beneath and storage cupboard over. Eye level storage cupboards, power points, open way through to:

UTILITY ROOM

2.89m x 1.56m

UPVC double glazed stable door providing access onto side elevation. Coved ceiling, recessed lighting, heated towel rail, range of built-in cupboards one of which housing washing machine and additional cupboard with combination gas fired boiler.

BEDROOM ONE

3.14m x 2.85

Aspect to the side elevation through UPVC double glazed window. Coved ceiling, ceiling light point, recessed lighting, panelled radiator, power points. Bed recess, fitted dressing table with drawers beneath, large wall mounted mirror over. TV aerial point.

WALK-IN WARDROBE

Coved ceiling, recessed light, hanging rails and shelving.

EN-SUITE SHOWER ROOM

Obscure UPVC double glazed window onto side elevation, coved ceiling, recessed lighting, low level WC, wash hand basin with monobloc mixer tap with storage beneath and large wall mounted mirror over. Part tiled wall surrounds, double shower cubicle with glazed screen and sliding door. Thermostatically controlled shower with rain effect shower head, heated towel rail.

BEDROOM TWO

3.30m x 2.97m

Aspect to the side elevation through UPVC double glazed window. Power points, double panelled radiator, bed recess, fitted wardrobes comprising two double units with hanging rails and shelving with dressing table to side with drawers, large wall mounted mirror over, power points.

MAIN BATHROOM

1.66m x 1.97

Obscure UPVC double glazed window facing side elevation. Coved ceiling, recessed lighting, extractor fan, part tiled wall surrounds, panelled bath with hot and cold monobloc mixer tap, shower attachment. Wash hand basin with monobloc mixer tap with storage beneath and wall mounted mirror over. Low level WC, heated towel rail.

OUTSIDE

The front elevation is designed for easy maintenance being mainly laid to shingle and having a small rockery area. The driveway extends along the side elevation providing off road parking where there is a personal gate and fence providing access along the side elevation where there is an additional shingled area and pathway. The pathway continues to the rear garden where there is a seating area adjoining the rear of the property with the remainder of the garden being laid to lawn with a selection of shrub and flower beds and is enclosed behind panelled fencing. The garden enjoys an elevated view and has a South/West aspect. In the garden there is a metal garden store and enclosed area housing the gas supply. The pathway extends along the Southerly elevation where there is an area of lawn and shrubs and return access to the front. Outside lighting and water tap.

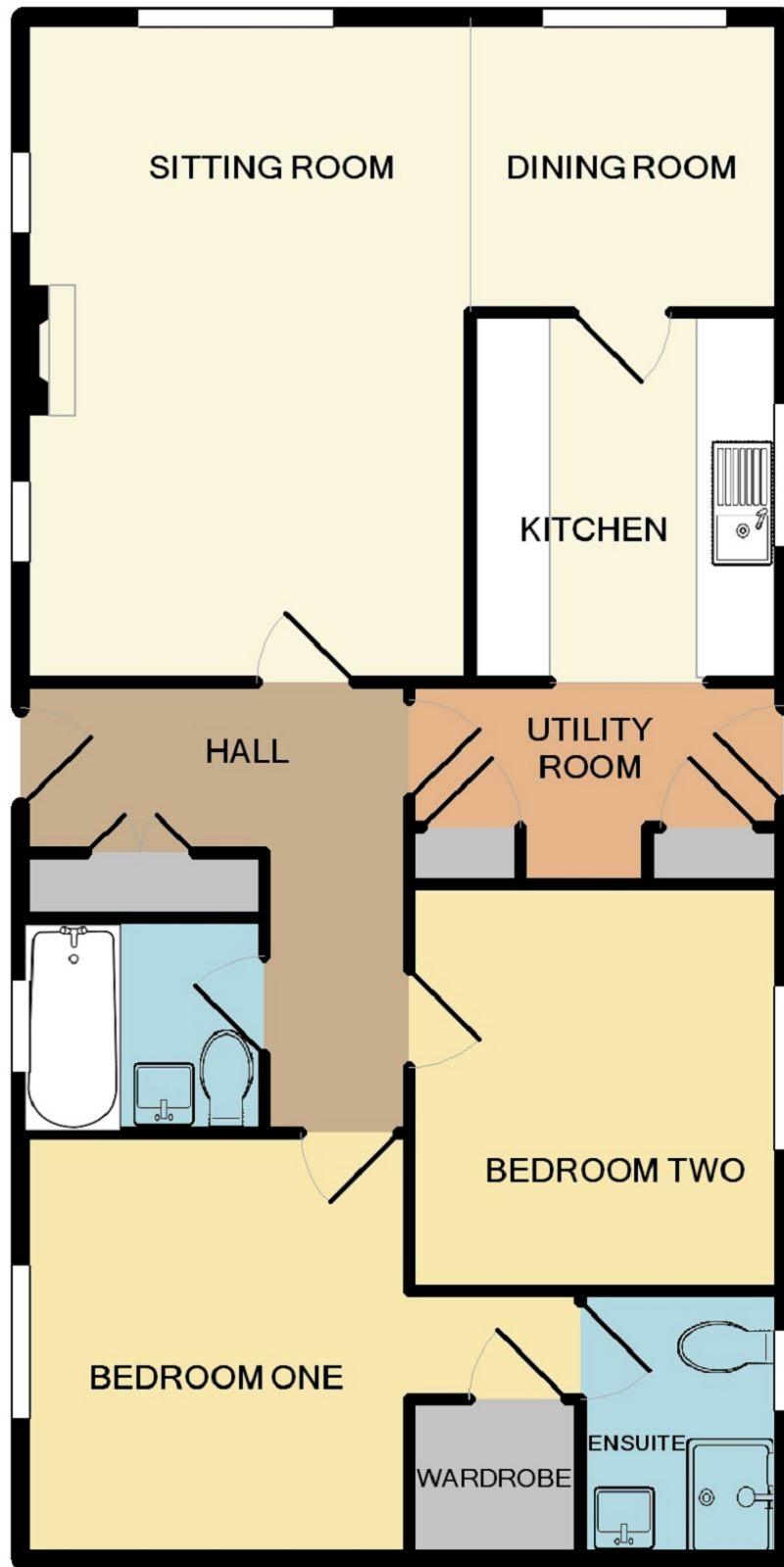
DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge into Fernhill Lane. Continue until reaching Bashley Cross Roads then turn left following this road for approximately half a mile until reaching Westwood Park on the right, almost opposite Sammy Miller Museum.

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.





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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.