



**37 High Ridge Crescent, Ashley, New Milton, Hampshire. BH25 5BT**

**£649,950**



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







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A modernised and extended detached three double bedroom, three bathroom bungalow offering approximately 1700 sq.ft. which has been beautifully refurbished and situated in a sought after residential area with private rear garden.



## UNDER COVER ENTRANCE

Provides access to composite double glazed front door in turn leading to:

## ENTRANCE PORCH (9' 9" X 6' 3") OR (2.96M X 1.91M)

Spacious entrance porch with two triangular shaped double glazed windows overlooking front aspect with leaded light detailing. Laminate style flooring, radiator, ornamental wall light, multi-glazed door provides access to:

## ENTRANCE HALL (14' 1" X 7' 1") OR (4.28M X 2.17M)

Coved and smooth finished ceiling, smoke detector, two ceiling light pendants, additional smoke detector and ceiling downlight. Access to loft with drop down loft ladder, central heating programmer, Honeywell central heating thermostat, double panelled radiator, digital control panel for under floor bathroom heating, power points, light switches finished in a stainless steel finish. Door provides access to airing cupboard with pressurised hot water cylinder with slatted shelving to one side. Additional single panelled radiator and door provides access to:

## SITTING ROOM (23' 2" X 12' 1") OR (7.05M X 3.69M)

A fantastic sized room with coved and smooth finished ceiling, large picture window with window openers overlooking the delightful rear garden aspect with double panelled radiator beneath and independent thermostat. Attractive fire surround with electric Dimplex fire with wooden mantel above. Additional double panelled radiator with independent thermostat, numerous power points, TV aerial connection point, satellite connection point.

## KITCHEN BREAKFAST ROOM (24' 6" X 11' 7") OR (7.47M X 3.54M)

Vaulted ceiling, smooth plastered finish. Three Velux windows flooding the room with natural light with large glass gable window and double opening doors providing access to patio with matching side screens and aspect over the garden. Range of eye level and floor mounted kitchen units with laminated roll top work surfaces. One and a half bowl sink unit with single drainer and swan necked mixer taps. Floor standing Rangemaster gas cooker with six burner hob with double oven and grill with warming drawer. Cutlery and pan drawers, range of eye level and floor mounted storage cupboards, under unit lighting, tiled splash backs, upstands, space and plumbing for automatic washing machine and dishwasher. Space for fridge/freezer with storage cupboards to two sides. Tiled flooring, double panelled radiator plus a further single panelled radiator, additional double panelled radiator in Breakfast area, Breakfast Bar adjoins kitchen area, power points, TV aerial point with internet point, ceiling lights, switches and sockets finished in a stainless steel finish.

## BEDROOM 1 (14' 7" X 11' 6") OR (4.45M X 3.51M)

Coved and smooth finished ceiling, ceiling light point, dual aspect room with large UPVC double glazed bay window overlooking front garden aspect with additional double glazed window facing side aspect, power points, TV aerial connection points.

## BEDROOM 2 (15' 0" X 10' 7") OR (4.58M X 3.22M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect with two circular port hole windows facing side aspect. Power points, double panelled radiator with independent thermostat, door provides access to:

## EN-SUITE SHOWER ROOM (6' 6" X 5' 8") OR (1.98M X 1.73M)

Smooth finished ceiling, three ceiling downlights, Velux window flooding the room with natural light, wall mounted Expelair, fully tiled flooring and walling. Corner shower cubicle accessed by sliding doors providing access to shower mixer bar with adjustable shower attachment. Low level WC with push button flush, wash hand basin with vanity unit beneath and monobloc mixer tap above. Shaver socket, heated chrome effect heated towel rail.

## BEDROOM 3 (14' 4" X 10' 0") OR (4.37M X 3.06M)

Coved and smooth finished ceiling, UPVC double glazed window overlooking rear garden aspect with radiator beneath and independent thermostat, power points and door leads to:

## EN SUITE (6' 6" X 5' 8") OR (1.99M X 1.72M)

Smooth finished ceiling, two ceiling downlights, Velux skylight window flooding the room with light, fully tiled walls and floor. Corner shower cubicle with thermostatic shower mixer bar within with adjustable shower attachment. wall mounted extractor above, low level WC with push button flush, wash hand basin with monobloc mixer tap with vanity unit beneath, shaver socket to one side, chrome effect towel rail.

## BATHROOM (10' 3" X 8' 0") OR (3.13M X 2.43M)

Fantastic and spacious in size. This modern bathroom suite comprises a four piece suite with oversized wash hand basin with swan necked mixer tap, shaver socket to one side. Double ended oversized bath with central filler and pop-up waste with wall mounted controls and shower attachment. Wall mounted low level WC with concealed cistern with push button flush. Walk-in shower cubicle with glazed shower screens and door, thermostatically controlled shower mixer, illuminated tiled recess with overhead rainwater shower. UPVC double glazed window facing side aspect, additional LED lit display recess at head of bath, LED ceiling lighting and ceiling extractor. Heated upright towel rail/radiator.

## OUTSIDE

Double opening five bar gate provides access to part block part gravel driveway with attractive block edging which continues to provide access to Garage. To the front boundary there is a Purbeck stone wall with timber fencing to remaining boundaries. The front garden is laid to newly laid turf with path providing access to side passage. Under soffit lighting illuminates the front driveway area, outside waterproof power socket.

## REAR GARDEN

Recently laid patio with Granite stone edging provides access to main kitchen area which provides access to the level recently re-turfed garden. The garden is enclosed by quality panelled fencing, further hard patio area to one corner of the garden which benefits from the South/Westerly sun. Feature Wendy House to one corner of the garden, further hard standing area to rear of garage, the garden is well screened from neighbouring properties and backs onto the adjoining sports grounds.





## GARAGE (27' 2" X 9' 2") OR (8.28M X 2.79M)

Longer than average with roller shutter door to front with double opening timber doors to the rear providing easy access to the rear garden with two LED ceiling strip lights, power points. The roller shutter door is electronically operated and is illuminated by an LED floodlight.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and proceed until reaching High Ridge Crescent on the right.

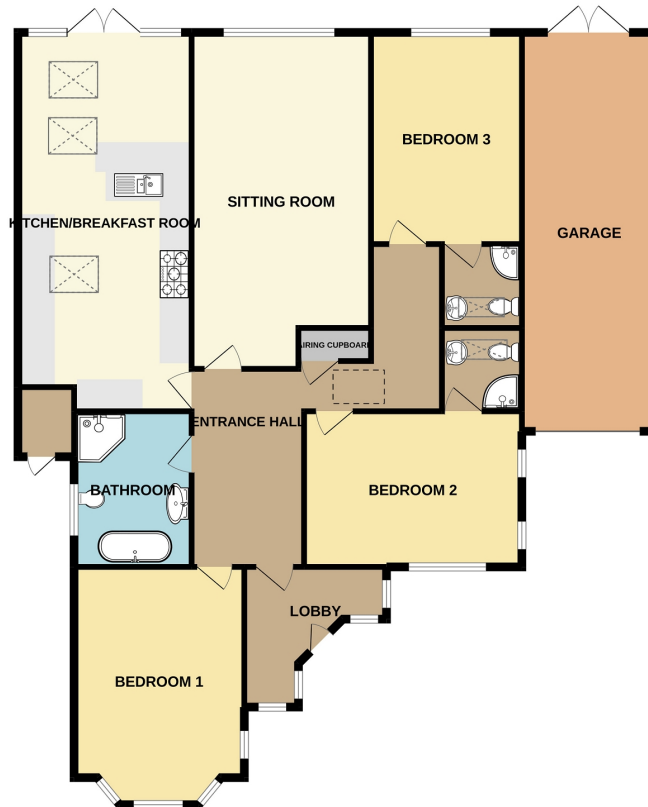
## PLEASE NOTE

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.

## EPC RATING

The EPC rating for this property is D66

GROUND FLOOR  
1698 sq.ft. (157.7 sq.m.) approx.



ROSS NICHOLAS & COMPANY

TOTAL FLOOR AREA: 1698 sq.ft. (157.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.