



7 Duncan Road, New Milton, Hampshire. BH25 5AW

Guide Price £569,950



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

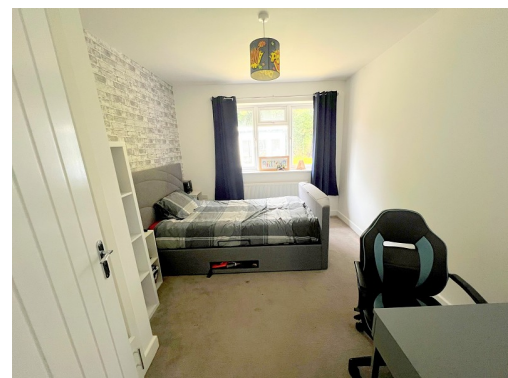




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A recently refurbished and extended three double bedroom detached bungalow situated within a short walk of local shops and schools. The property benefits from numerous features including open plan kitchen/family room, utility room, study, en-suite and walk-in dressing room. Garage and gardens.



KITCHEN (16' 5" X 13' 3") OR (5.0M X 4.05M)

Accessed via double glazed French doors. Vaulted ceiling, velux window, three feature hanging lights, recessed lighting, Ceramic one and a half bowl sink unit set into a solid resin work top extending along one wall with range of base drawers and cupboards beneath. Fitted washing machine, dishwasher, stainless steel electric oven with coffee maker over. Large central island with solid resin work top, Cuisine Rangemaster cooker, drawers and cupboards beneath and breakfast bar area. Oak flooring. Feature radiator.

UTILITY ROOM

Double glazed Velux window. Work top with recess for tumble dryer, eye level storage cupboard, panelled radiator, Oak effect flooring, ceiling light.

STUDY

Small Study, ceiling light smooth finished ceiling, modern consumer unit, power points.

LOUNGE/DINER (22' 3" X 17' 4") OR (6.77M X 5.29M)

Open plan with aspect to the front elevation through floor to ceiling UPVC double glazed windows and floor to ceiling UPVC double glazed double opening doors providing access onto front elevation. Vaulted ceiling, two feature suspended lights, four double glazed Velux windows, TV aerial point, Oak effect flooring.

INNER HALLWAY

Boiler cupboard housing gas fired boiler, additional storage cupboard with shelving and cupboard over. Panelled radiator, power points, hatch to loft area.

BEDROOM 1 (15' 1" X 11' 7") OR (4.60M X 3.54M)

Aspect to the rear elevation through double glazed double opening French doors providing access and views onto rear garden. Smooth finished ceiling, ceiling light point, stylish tubular vertical radiator, power points, TV aerial connection, wall light points.

WALK IN WARDROBE

Smooth finished ceiling, recessed light, panelled radiator, hanging rails.

EN-SUITE SHOWER ROOM

Low level WC, wash hand basin with monobloc mixer tap with storage beneath, tiled splash back, wall mounted mirror fronted medicine cabinet. Smooth finished ceiling, recessed lighting, extractor fan, recessed shower cubicle with folding glazed door and thermostatically controlled shower with rain effect shower head and hand held shower attachment. Heated towel rail.

BEDROOM 2 (12' 0" X 9' 10") OR (3.66M X 3.0M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, panelled radiator, power points, TV aerial connection.

BEDROOM 3 (11' 11" X 9' 7") OR (3.63M X 2.92M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points, storage cupboard with shelving.

BATHROOM

Part tiled wall surrounds with panelled bath unit and monobloc mixer tap, wash hand basin with storage beneath, low level WC, heated towel rail, smooth finished ceiling, ceiling light, extractor fan, obscure UPVC double glazed window to side.

OUTSIDE

The front garden is completely secluded mostly laid to lawn with a large decked area adjoining the front of the property. The garden is bounded behind high hedging and a driveway provides off road parking for a number of cars and leads to:

GARAGE (16' 1" X 7' 11") OR (4.91M X 2.42M)

Up and over door with light and personal door provides access to:

REAR GARDEN

Adjoining the rear of the property there is a paved patio area with the remainder of the garden being mostly laid to lawn and enclosed behind close board fencing. There is a large Garden Room with central opening doors and four glazed windows. This room has hard wired internet ideal for an office with own fuseboard and external socket. Power and light. This area can either be used as a hobbies room/office or occasional bedroom subject to the necessary conditions.

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

Proceed straight across the traffic lights from our Office in Old Milton Road into Ashley Road and continue through the second set of traffic lights and continue for approximately three quarters of a mile until reaching the traffic lights at Ashley, turn left into Ashley Common Road, at the T junction continue straight across taking the first turning right into Duncan Road where the property will be found near the end on the left-hand side.

COUNCIL TAX

The council tax for this property is band D



EPC RATING

The EPC rating for this property is C72

GROUND FLOOR
1604 sq.ft. (149.0 sq.m.) approx.



TOTAL FLOOR AREA - 1604 sq ft. (149.0 sq m.) approx.

While 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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.