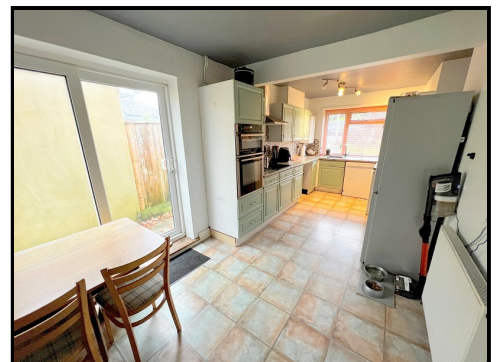




10 Gorsefield Road, New Milton, Hampshire. BH25 5HA

Guide Price £495,000



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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A deceptively spacious four bedroom detached chalet residence located in a quiet cul-de-sac location and offering numerous features including kitchen/breakfast room, en-suite shower room, conservatory, gardens, off road parking, gas fired central heating, double glazing.



ENTRANCE HALL

Accessed via composite stable front door, staircase to first floor landing, double panelled radiator, thermostatic control for central heating, large walk-in under stairs storage cupboard with shelving.

SITTING ROOM (15' 8" X 15' 8") OR (4.78M X 4.78M)

Coved ceiling, ceiling light point, feature open fire with brick surround, tiled hearth and wooden mantel, two panelled radiators, power points. Openway through to:

CONSERVATORY (17' 0" X 7' 4") OR (5.18M X 2.24M)

Glazed roof, central UPVC double glazed sliding patio doors with matching side screens providing both views and access onto rear decking and garden beyond. Panelled radiator, power points. UPVC double glazed door providing access to:

STUDY (7' 3" X 13' 0") OR (2.21M X 3.96M)

Skylight, recessed light, wall lights, panelled radiator.

KITCHEN/BREAKFAST ROOM (8' 4" X 21' 11") OR (2.54M X 6.68M)

Aspect to the front elevation through UPVC double glazed windows, smooth finished ceiling, ceiling light, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with base drawers and cupboards beneath. Recess for under counter fridge and dishwasher, fitted electric stainless steel Neff double cooker and four ring induction hob with stainless steel extractor fan over, part tiled wall surrounds, eye level storage cupboards, recess for full height fridge/freezer, wall mounted Worcester/Bosch gas fired boiler, panelled radiator, power points, sliding UPVC double glazed doors providing access onto side elevation in turn leading to front and rear gardens.

BEDROOM 1 (11' 9" X 10' 7") OR (3.57M X 3.23M)

Aspect to the front elevation through UPVC double glazed window, coved ceiling, ceiling light point, panelled radiator, power points. Door providing access to:

EN-SUITE SHOWER ROOM

Also used as a Utility Room. Obscure UPVC double glazed window facing front elevation. Smooth finished ceiling, recessed lighting, extractor fan, large walk-in shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin, recess for washing machine and tumble dryer, heated towel rail, part tiled wall surrounds.

BEDROOM 2 (10' 0" X 10' 0") OR (3.05M X 3.05M)

Aspect to the rear elevation through UPVC double glazed window. Panelled radiator, coved ceiling, ceiling light point, power points.

BEDROOM 3 (10' 0" X 10' 0") OR (3.05M X 3.05M)

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

SHOWER ROOM

Ground floor shower room with obscure UPVC double glazed window facing front elevation. Smooth finished ceiling, ceiling light, extractor fan, fully tiled wall surrounds, low level WC, wall hung wash hand basin with monobloc mixer tap, large walk-in shower unit with thermostatically controlled shower, heated towel rail.

BEDROOM 4 (16' 0" X 10' 0") OR (4.88M X 3.05M)

First floor bedroom with Velux windows to both front and rear elevations. Smooth finished ceiling, double panelled radiator, range of eaves storage cupboards, power points.

OUTSIDE

The front garden is mainly laid to lawn with a pathway providing access to the front door. The garden is enclosed by close board panelled fencing and hedging. A driveway provides off road parking for two to three cars and a pathway extends along the side elevation which in turn leads to:

REAR GARDEN

Adjoining the rear of the property is a raised decking area with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind both close board and panelled fencing and enjoys a South/Westerly aspect. Located to the rear boundary is a timber shed ideal for storage.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge and take the first turning right into Manor Road. Take the second left into Oakwood Avenue and follow the road and turn left into Hilton Road and first right into Gorsefield Road.

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



EPC RATING

The EPC rating for this property is D59

GROUND FLOOR
1192 sq.ft. (110.8 sq.m.) approx.



1ST FLOOR
163 sq.ft. (15.1 sq.m.) approx.



ROSS NICHOLAS NEW MILTON

TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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.