



12 Fir Avenue, New Milton, Hampshire, BH25 6EX.

Guide Price £625,000



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





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A well presented extended three bedroom detached bungalow situated in a sought after tree lined road within easy reach of New Milton Town Centre. The bungalow benefits from a spacious kitchen/family room separate utility room sitting room cloakroom and bathroom. Garage workshop ample off road parking gardens.



ENTRANCE PORCH

Recessed with outside light provides access to UPVC double glazed front door with matching side screen.

HALLWAY (14' 0" X 4' 3") OR (4.27M X 1.29M)

Coved and smooth finished ceiling nine low voltage downlights two mains voltage smoke detectors access to loft with pull down loft ladder. Two single panelled radiators numerous power points two sets of UPVC double glazed windows overlooking rear garden aspect located in the lower part of the hallway which can double up as a Study area. Oak veneer internal doors with chrome door furniture and glass door provides access to:

SITTING ROOM (15' 4" X 13' 0") OR (4.67M X 3.95M)

Coved and smooth finished ceiling ceiling light point. Dual aspect room with windows facing a South/Westerly aspect. Double panelled radiator with independent thermostat. TV aerial point with data connection point satellite connection point numerous power points attractive chimney breast with two arched display niches to either side with recessed lighting and fitted Clearview stove sitting on a slate style hearth. Two additional wall lights.

KITCHEN/DINER (11' 0" X 24' 11") OR (3.36M X 7.60M)

Stunning dual aspect room and comprises of a main kitchen and dining area with windows facing front and side garden aspects. Numerous ceiling downlights dining area benefits from double panelled radiator with independent thermostat TV aerial point data connection point power points attractive tiled flooring Clearview stove sitting on a slate effect hearth with log store beneath. Room continues to provide access to main kitchen area which has light cream gloss fronted kitchen units with attractive work surfaces in a light grey with blue fleck tint with matching upstand benefiting from a stainless steel sink with free standing swan necked mixer tap. Under unit lighting stainless steel switches and sockets eye level Bosch fan assisted double oven with digital double oven and grill integrated fridge and freezer integrated full size dishwasher integrated full size dishwasher fitted induction four ring Bosch ceramic touch screen hob. Numerous storage drawers and cupboards. Glazed illuminated display cabinet ceiling mounted extractor. Tiling throughout the kitchen and utility room area.

UTILITY ROOM (11' 0" X 8' 6") OR (3.35M X 2.60M)

Coved and smooth finished ceiling numerous ceiling downlights. UPVC double glazed window overlooking rear garden aspect with half double glazed door providing access to garden. Cream fronted units with laminated roll top work surfaces. Space and plumbing for washing machine tumble dryer and additional freezer. Coat recess with fitted shelf above power points double panelled radiator and door provides access to:

CLOAKROOM (4' 6" X 2' 8") OR (1.37M X 0.81M)

Coved and smooth finished ceiling ceiling extractor ceiling downlight and UPVC double glazed window facing rear aspect. Corner wash hand basin with monobloc mixer tap low level WC with push button flush continuation of flooring from Utility Room.

BEDROOM 1 (12' 7" X 12' 0") OR (3.84M X 3.66M)

Coved and smooth finished ceiling numerous low voltage ceiling downlights with UPVC double glazed window overlooking side garden aspect. Double panelled radiator beneath with Honeywell thermostat numerous power points TV aerial point with data point two way switching with dimmer switch.

BEDROOM 2 (11' 11" X 9' 5") OR (3.64M X 2.87M)

Coved and smooth finished ceiling numerous ceiling downlights UPVC double glazed window facing side garden with double panelled radiator beneath with independent thermostat power points two way light switching with dimmer switch.

BEDROOM 3 (15' 9" X 8' 9") OR (4.79M X 2.66M)

Coved and smooth finished ceiling numerous low voltage downlights dual aspect room with windows overlooking side and rear garden aspects with double opening French doors providing access to patio and onto the level lawned garden. The room is currently used as a TV room/snug two double panelled radiators both with independent thermostats numerous power points TV aerial point and data point.

BATHROOM (12' 7" X 9' 7") OR (3.84M X 2.92M)

Quality fitted bathroom suite benefiting from tastefully tiled walls with double ended bath with monobloc mixer tap with pop-up waste. Low level WC with push button flush. Double sized shower cubicle with glass shower screens. Chrome effect thermostatic shower mixer overhead rainwater shower and separate hand attachment. His and hers wash hand basins with monobloc mixer taps with pop-up waste with vanity unit beneath. Full size illuminated mirror above. Heated chrome effect heated towel rail opaque UPVC double glazed window facing side garden aspect. Ceiling extractor double opening louvre doors provide access to airing/boiler cupboard with Glow Worm gas central heating boiler with digital programmer beneath with separate pressurised hot water cylinder to one side slatted shelving and wall mounted electric bar heater ideal for summer months.

OUTSIDE

The property is situated in delightful tree lined Fir Avenue and is well screened from the road by close boarded fencing and Evergreen hedging. Double width gravel drive provides off road parking for approximately four vehicles which then adjoins the level lawned garden. To one side of the property is a low level picket fence and gate which could provide additional off road parking if required with stepping stone path providing access to the Utility Room door and garden. Front driveway and footpath which leads to the front door is illuminated by outside sensor lighting and gate provides access to:

REAR GARDEN

Enclosed by brick walling and close boarded fencing. The garden faces a South/Easterly aspect and benefits from two outside garden storage sheds and also a brick built GARAGE/STORE. Numerous outside light points and power point. Indian Sandstone patio adjoins the rear of the property which then provides access to the level lawned garden. The property benefits from plastic soffits and fascias outside meter boxes are located to one side of the property.

GARAGE (15' 11" X 9' 11") OR (4.84M X 3.03M)

Garage/Store of brick construction under a pitched felted roof. Window facing rear aspect.



VIEWING ARRANGEMENTS

All measurements quoted are approximate and for general guidance only. The fixtures fittings services and 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 cross over at the traffic lights into Ashley Road and take the third turning right into Copse Road then left into Copse Avenue which leads into Fir Avenue.

SURVEY

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

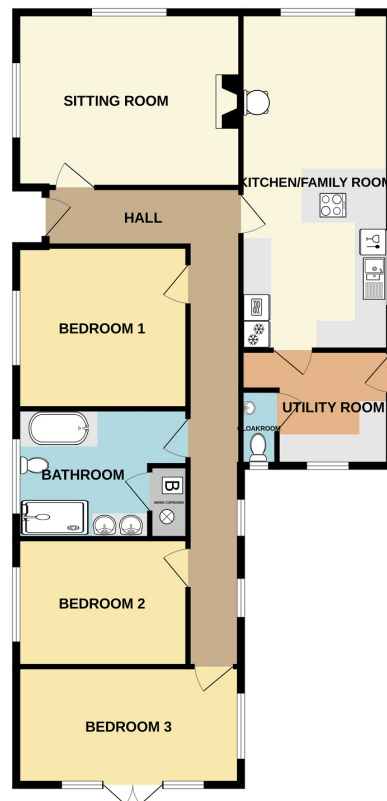
PEASE NOTE

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 will be confirmed shortly.

GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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.