



3 Rosecrae Close, New Milton, Hampshire. BH25 5NJ

Offers In Excess Of £650,000



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





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An exceptional three bedroom detached bungalow with double garage located in a highly sought after cul-de-sac location within easy access to local shops and New Milton Town Centre. Features of the property include large lounge/dining room, kitchen/breakfast room, conservatory, en-suite shower room and walk-in wardrobe, gas fired central heating, UPVC double glazing, off road parking, private gardens with wooded back-drop.



ENTRANCE HALL

Composite front door provides access to Entrance Hall. Smooth finished ceiling, three ceiling light points, hatch to loft area with pull down ladder, single panelled radiator, thermostatic control for central heating, power points. Coats cupboard with slatted shelving and hanging rail, modern trip switch consumer unit, cupboard housing pre-lagged hot water cylinder. Fitted immersion heater and slatted shelving.

CLOAKROOM

Smooth finished ceiling, ceiling light, extractor fan, low level WC, wall hung wash hand basin with storage beneath. Panelled radiator, tiled flooring.

LOUNGE/DINING AREA (29' 2" X 12' 4" MAX) OR (8.88M X 3.76M MAX)

Aspect to the front and side elevations through UPVC double glazed windows. Smooth finished ceiling, two ceiling light points, two panelled radiators, TV aerial point, power points, electric fire set into a stone hearth and surround. Sliding UPVC double glazed doors providing access to rear patio and garden beyond.



KITCHEN (13' 6" X 12' 8" MAX) OR (4.12M X 3.85M MAX)

Aspect to the rear elevation through UPVC double glazed bay window. Smooth finished ceiling, recessed lighting. One and a half bowl single drainer stainless steel sink unit with filtered water. Monobloc mixer tap set into a work surface extending along two walls with storage drawers and cupboard beneath. Recess for washing machine and slim line dishwasher. Integrated Bosch electric stainless steel oven, four ring gas hob and extractor canopy extractor fan. Part tiled wall surrounds, eye level storage cupboards, panelled radiator, tiled flooring, breakfast bar with seating for 2 - 3. Cupboards and drawers beneath and glazed unit over. Double opening UPVC double glazed doors providing access to:

CONSERVATORY (13' 4" X 10' 5") OR (4.06M X 3.17M)

Polycarbonate roof, ceiling light, double glazed construction with low brick walling. Double opening French doors providing access onto rear garden, tiled flooring, power points.



BEDROOM 1 (13' 7" X 12' 4") OR (4.13M X 3.77M)

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light point, panelled radiator, power points. Bedroom furniture incorporating bed recess and bedside units. One double and one single wardrobe unit with additional cupboards over. Dressing table with range of drawers and walk-in wardrobe unit with hanging rails and shelving.

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to side elevation. Smooth finished ceiling, ceiling light, pedestal wash hand basin with monobloc mixer tap, tiled splash back and wall hung mirror fronted medicine cabinet, light and shaver point. Low level WC, heated towel rail, tiled flooring.



BEDROOM 2 (11' 4" X 12' 2") OR (3.45M X 3.71M)

Aspect to both side elevations, smooth finished ceiling, ceiling light, panelled radiator, power points.

BEDROOM 3 (8' 11" X 11' 2") OR (2.72M X 3.40M)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points.

BATHROOM

Obscure UPVC double glazed window to front elevation, smooth finished ceiling, ceiling light, extractor fan, fully tiled wall surrounds, panelled bath with hot and cold mixer tap and shower attachment. Folding glazed shower screen, low level WC, wash hand basin with storage beneath and wall hung mirror fronted medicine cabinet, light and shaver point, panelled radiator, tiled flooring.



OUTSIDE

To the front elevation there is a large paved driveway for parking for two cars with a paved area adjoining the front entrance with the remainder being Astro turf for easy maintenance. Outside lights, access to:

DOUBLE GARAGE (18' 10" X 18' 3") OR (5.73M X 5.57M)

Twin remote controlled up and over doors, personal doors providing access to both front and rear elevations, power and light.

REAR GARDEN

Shaped area of lawn with the remainder of the garden having a paved patio area adjoining the rear of the property and a shingled area for easy maintenance. There are a selection of flower and shrub beds surrounding with close board panelled fencing to provide seclusion and a wooded backdrop to the rear and open way provides access to the side elevation which is also a spacious area being mostly laid to lawn. A paved pathway provides access to the rear of the garage and to the timber shed. This area is enclosed behind close board fencing and enjoys a shingled seating area. Outside lights and power.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road and take the second right into Gore Road. Proceed until reaching Stem Lane on the right proceed up stem Lane and turn right on reaching Beechwood avenue. Continue to the end of Beechwood and turn left into Rosecrae.

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 F



GROUND FLOOR
1707 sq.ft. (158.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1707 sq.ft. (158.6 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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sales@rossnicholas.co.uk

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