



94 Brook Avenue North, New Milton, Hampshire. BH25 5HF

Guide Price £665,000



Ross Nicholas & Company Limited
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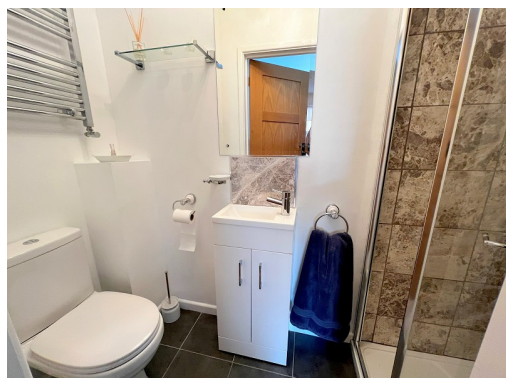




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A beautifully presented refurbished and extended 3 double bedroom detached bungalow. Offering numerous features including large entrance hall, kitchen/breakfast room, sitting room, en-suite shower room, garage and gardens.



ENTRANCE

Recessed entrance with composite front door and matching side panel leading to:

ENTRANCE HALL

Smoothed finished ceiling, two ceiling lights, panelled radiator and cupboard housing modern consumer unit and meter.

SITTING ROOM (14' 6" X 11' 9") OR (4.43M X 3.57M)

Aspect to the front elevation through UPVC double glazed window, smoothed finished ceilings, ceiling light, panelled radiator and TV aerial point.

KITCHEN BREAKFAST ROOM (20' 6" X 15' 1") OR (6.26M X 4.61M)

Open planned design with aspect on to side elevation. Central UPVC double glazed french doors with matching side windows providing views and access to rear garden. Smoothed finished ceiling with recessed lighting and two ceiling lights. One and a half bowl single drainer FRANKE composite sink unit with monobloc mixer tap set into a working surface incorporating breakfast bar. Storage cupboard beneath with integrated washing machine and dishwasher. Additional work surface with base drawers and cupboards, fitted Bosch double oven, four ring electric hob with stainless steel canopy extractor fan over. Integrated fridge and freezer unit, eye level storage cupboards, tiled wall surrounds and panelled radiator.

BEDROOM 1 (11' 0" X 11' 0") OR (3.35M X 3.35M)

Aspect to the side elevation through UPVC double glazed window. Smoothed finished ceiling, large fitted wardrobe with sliding doors, panelled radiator and power points.

EN-SUITE SHOWER ROOM

Smoothed finished ceilings, ceiling light, shower unit with folding glazed door, rain effect shower head and shower attachment. Tiled flooring, low level w.c, heated towel rail and wash hand basin with tiled splash back, mirror over and storage beneath.

BEDROOM 2 (13' 1" X 10' 10") OR (4.00M X 3.30M)

Aspect to the rear elevation through UPVC double glazed window, smoothed finished ceiling, panelled radiator, fitted wardrobe comprising triple unit with sliding doors.

BEDROOM 3 (13' 1" X 10' 5") OR (4.00M X 3.18M)

Aspect to the front elevation through UPVC double glazed window, panelled radiator, smoothed finished ceiling and double wardrobe with sliding doors.

SHOWER ROOM

Obscure UPVC double glazed window on to side elevation, smoothed finished ceiling, large walk-in shower with rain effect shower head and handheld attachment. Low level w.c, wash hand basin with storage beneath and large mirror fronted medicine cabinet with light. Additional mirror fronted cabinet, linen cupboard with shelving and tiled floor.

OUTSIDE

The front elevation is designed for east maintenance being mainly shingled and off road parking for approximately four cars. Shaped area of lawn with shrub and flower beds and a low wall to the front boundary. The side elevations are bounded by panelled fencing and the driveway continues along the side elevation.

GARAGE

Up and over door, power and light and personal door onto:

REAR GARDEN

There is a raised paved patio area adjoining the rear of the property with the remainder of the garden being laid to lawn with a selection of shrub and flower beds. The garden is bounded behind both walling, panelled and close board fencing. To the rear of the garage there is a lean to green house and the garden benefits from outside water tap and lighting.

DIRECTIONAL NOTE

From our New Milton office turn left at the traffic lights and proceed up Station Road, over the railway bridge and turn right into Brook Avenue by Ballard lake and which continues into brook ave north. The property will be located on the right hand side.

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.

COUNCIL TAX

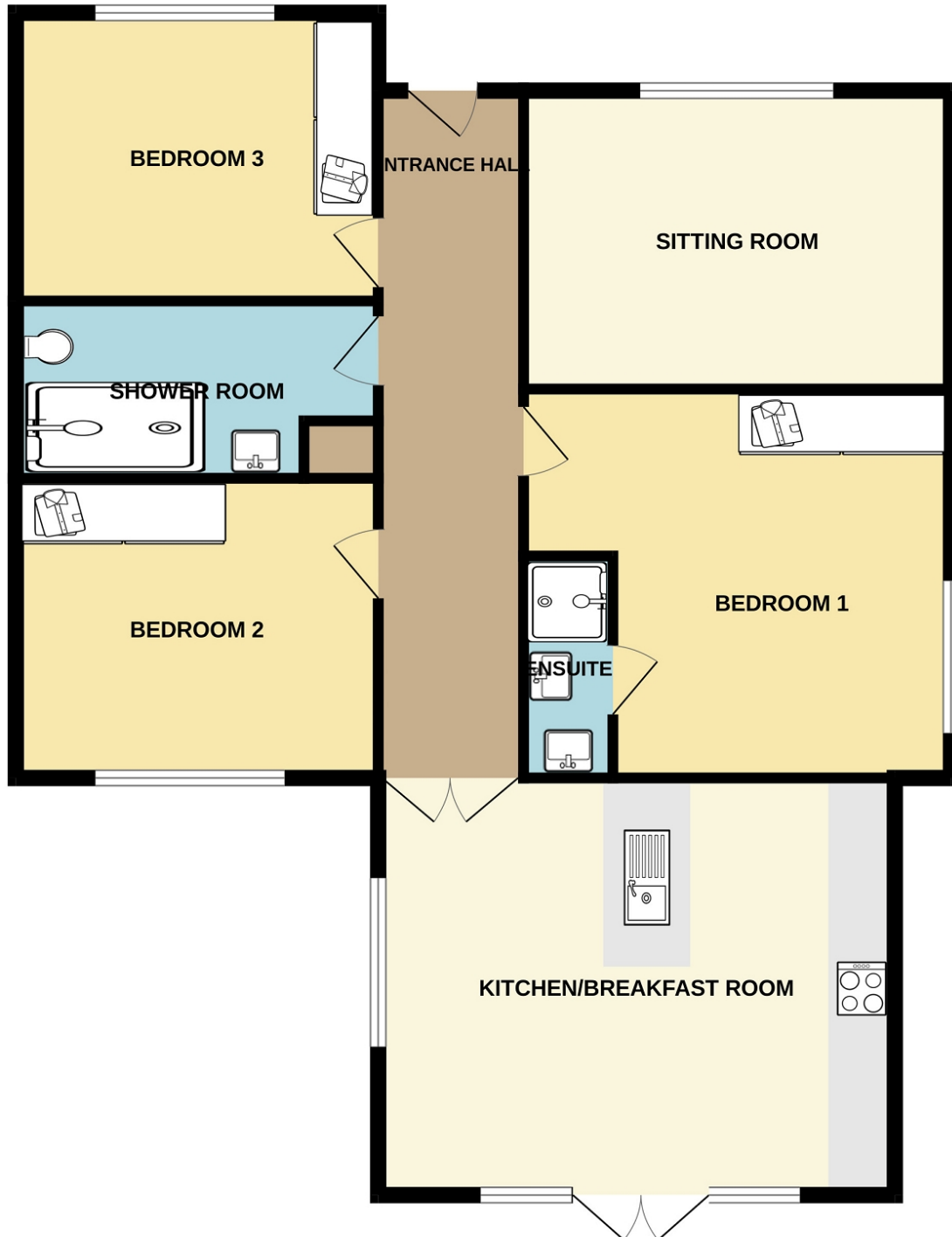
The council tax for this property is band E

EPC RATING

The EPC rating for this property is C72



GROUND FLOOR
1164 sq.ft. (108.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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