



2 Woodlands Park, Stopples Lane, Hordle, Lyminster, Hampshire. SO41 0JB

Guide Price £324,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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A stunning brand New 2 bedroom Omar Icon 46 x 20 located within a highly sought after residential park home site. Features of the property include sitting room, kitchen/breakfast room, oak doors, Worcester Bosch boiler, en-suite shower room and main bathroom, landscaped gardens, off road parking and 10 year Goldsheild guarantee.



KITCHEN BREAKFAST ROOM (18' 10" X 13' 5") OR (5.73M X 4.09M)

Composite front door, cloaks cupboard with sliding door, Aspects to both side elevations through UPVC double glazed windows. Single bowl single drainer stainless steel sink unit set into a work surface extending along two walls. Base drawers and cupboards, integrated dishwasher, stainless steel electric oven with matching microwave over. Four ring gas hob with glazed splashback and canopy extractor fan over, eye level storage cupboards, feature island with deep drawers beneath. Additional working surface with integrated washing machine and separate tumble dryer to side. Cupboard housing Worcester Bosch gas fired boiler, integrated fridge/freezer and UPVC double glazed door to side elevation. Double glazed velux windows providing natural light, wood effect flooring and double doors leading to:



SITTING ROOM (18' 10" X 11' 11") OR (5.73M X 3.64M)

Aspects to both side and front elevations through UPVC double glazed windows, double opening french doors providing access to front. Vaulted ceiling, ceiling light, wall hung electric fire, two panelled radiators, t.v wall connections, power points and wood effect flooring.

INNER HALL

Panelled radiator, ceiling light and linen cupboard with slatted shelving.

BEDROOM 1 (13' 6" X 8' 11") OR (4.12M X 2.73M)

Aspect to the side elevations through two UPVC double glazed windows, vaulted ceiling and ceiling light point. Recessed triple wardrobe with sliding doors and consumer unit.

EN-SUITE SHOWER ROOM

Obscure UPVC double glazed window to side elevation, vaulted ceiling, recessed lighting, extractor fan, large walk in shower with rain effect shower head and additional shower attachment. Low level w.c, wash hand basin with storage beneath and heated towel rail



BEDROOM 2 (9' 2" X 11' 0" MIN) OR (2.80M X 3.35M MIN)

Aspect to the side elevation through UPVC double glazed windows, panelled radiator, vaulted ceiling and ceiling light. Triple wardrobe with sliding doors, hanging rail and shelf.

BATHROOM

Obscure UPVC double glazed windows to side, vaulted ceiling, recessed lighting, fully tiled wall surrounds, panelled bath unit with central monobloc mixer tap. Low level w.c, wash hand basin with monobloc mixer tap, storage beneath, heated towel rail, large wall mounted mirror and shaver point.

OUTSIDE

Currently being landscaped to provide private garden and off road parking.

DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the centre traffic lights into Ashley Road and continue until reaching the village of Hordle and on reaching Stopples Lane on the right turn into this Lane and Woodlands will be found in a short distance.

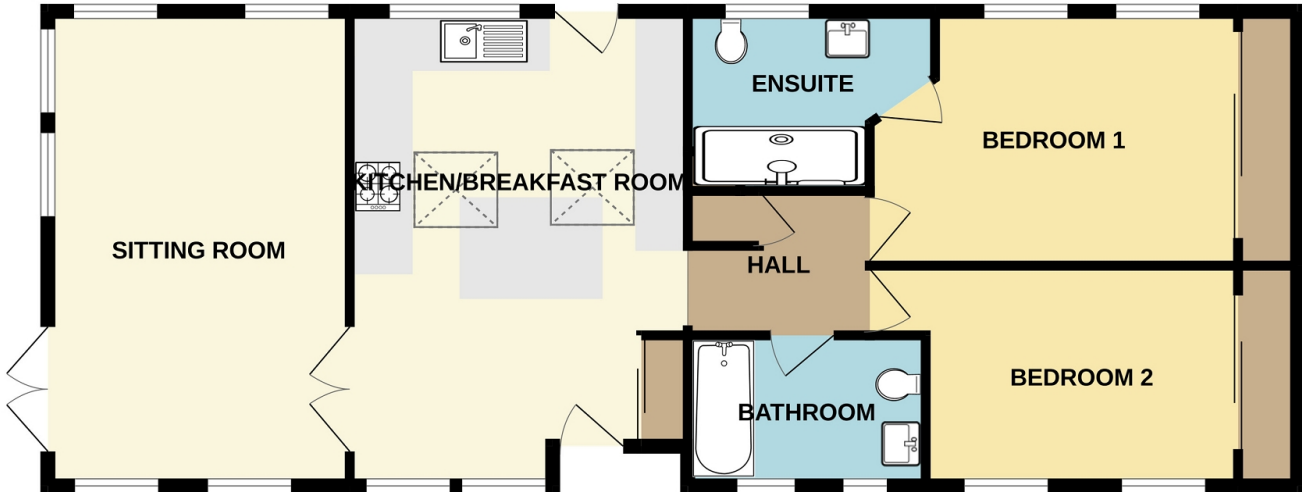
PLEASE NOTE

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 A

GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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