



**37 Floriston Gardens, New Milton, Hampshire, BH25 5DL.**

**Guide Price £375,000**



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





## **37 Floriston Gardens, New Milton, Hampshire. BH25 5DL**

**Guide Price £375,000**

A beautifully presented 3 bedroom detached bungalow located in a quiet cul-de-sac and within a level walk of local shopping parade. Features of the property include entrance hall, cloakroom, sitting/dining room, conservatory, shower room, landscaped gardens, driveway and garage. Sole Agents.



## ENTRANCE HALL

Smoothed finished ceilings, hatch to loft area with pull down ladder, 2 ceiling lights, smoke detector, double panelled radiator, oak flooring and double doors into sitting/dining room. Cloaks cupboard with hanging rail and storage over, and additional broom cupboard.

## CLOAKROOM

Obscure UPVC double glazed window to side elevation, smoothed finished ceiling, ceiling light, tiled wall surrounds, low level w.c, wash hand basin with monobloc mixer tap, storage cupboards beneath and wall mounted mirror fronted medicine cabinet, panelled radiator and tiled flooring.

## SITTING ROOM/DINING ROOM (19' 7" X 13' 0") OR (5.97M X 3.96M)

Aspect to rear elevation through UPVC double glazed window, oak flooring, smoothed finished ceiling, ceiling light, smoke detector, 2 double panelled radiators, power points, T.V aerial point, electric fire with stone hearth and surround. Sliding UPVC double glazed door providing access to:



## CONSERVATORY (9' 0" X 8' 3") OR (2.74M X 2.51M)

Covered roof, low brick walling with UPVC double glazing and french doors leading to garden. Power points, oak flooring and under floor heating.

## KITCHEN (8' 9" X 7' 8") OR (2.67M X 2.34M)

Aspect to the side through UPVC double glazed window and matching door leading to side elevation. Smoothed finished ceiling, ceiling light, single bowl single drainer stainless steel sink unit set into a working surface extending along two walls with base cupboards beneath. Integrated slim line dishwasher, stainless steel electric oven and recess for washing machine. Additional working surface with base drawers and cupboards beneath. Integrated fridge with storage over, eye level storage cupboards, power points, tiled flooring, tiled wall surrounds and cupboard housing Worcester Bosch gas fired boiler.



## BEDROOM 1 (14' 0" X 11' 0") OR (4.27M X 3.35M)

Aspect to the front elevation through UPVC double glazed bay window, smoothed finished ceiling, ceiling light, panelled radiator, power points, recessed wardrobe comprising large double unit with mirror fronted sliding door, hanging rails and shelf.

## BEDROOM 2 (14' 0" X 8' 0") OR (4.27M X 2.44M)

Aspect to the front elevation through UPVC double glazed window, smoothed finished ceiling, ceiling light, panelled radiator and power points.

## BEDROOM 3 (8' 1" X 8' 9") OR (2.46M X 2.67M)

Aspect to the side elevation through UPVC double glazed window, oak flooring, ceiling light, smoothed finished ceiling, power points and panelled radiator.



## SHOWER ROOM

Obscure UPVC double glazed window to side, part tiled wall surrounds, large walk in shower with Mira system, large glass shower screen with sliding door, heated towel rail, low level w.c with matching wash hand basin to side and drawers and cupboards beneath. Large wall mounted mirror with lighting and two additional cupboards and wall mounted electric heater.



## OUTSIDE

The front elevation is designed for easy maintenance having an artificial lawn with shrub and flower beds. A driveway provides off road parking for approximately two cars and access to:

## GARAGE

Remote controlled up and over door, power and light with personal door leading to:

## REAR GARDEN

The rear garden is one of the main features of the property and has been landscaped to provide easy maintenance. Paved patio area extending along the rear of the property with the remainder of the garden having artificial lawn with a selection of shrub and flower beds. The garden is enclosed behind close board and modern metal fencing and the rear boundary has a brick wall. Within the garden timber shed, outside lighting and pathways providing access to the front.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and continue on this road until reaching the traffic lights at Ashley by the shops. Cross over and then shortly on the right is Floriston Gardens.

## 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 E.

## EPC RATING

The EPC rating for this property is D65.



GROUND FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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