



**4a Cull Lane, New Milton, Hampshire. BH25 5QQ**

**Guide Price £469,000**



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

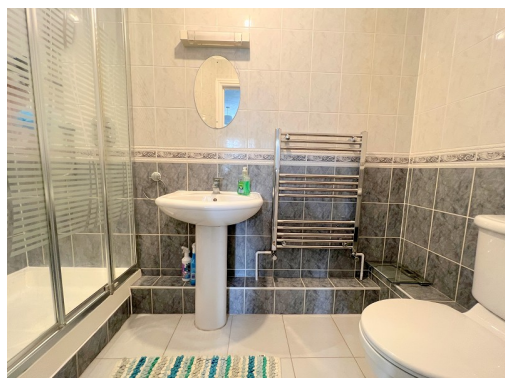




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A deceptively spacious and very well presented semi-detached bungalow situated in a quiet semi-rural location and offering numerous features including Entrance Hall, Sitting Room, Conservatory, Kitchen, 3 Bedrooms, En-Suite, off road Parking, Garage, private Gardens, gas fired central heating, UPVC double glazing.



## ENTRANCE

Multi-panelled glazed door with matching side screens provides access to:

## ENTRANCE HALL

Smooth finished ceiling, ceiling light, smoke detector, thermostatic control for central heating, panelled radiator, linen cupboard with slatted shelving.

## SITTING ROOM (20' 8" X 12' 9") OR (6.30M X 3.89M)

Aspect to the rear elevation through UPVC double glazed French doors with matching side screens providing both views and access onto Conservatory and garden beyond. Smooth finished ceiling, two ceiling light points, two wall light points, two panelled radiators, power points, TV aerial points, electric flame effect fire with tiled surround and wooden mantel.

## KITCHEN (14' 4" X 8' 9") OR (4.37M X 2.67M)

Aspect to the side elevation through UPVC double glazed window. Coved ceiling, ceiling light, tiled flooring, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for threequarter height fridge/freezer with storage cupboard over. Recess for washing machine and gas cooker with stainless steel splash back and extractor fan over. Eye level storage cupboards one of which housing Worcester/Bosch gas fired boiler. UPVC double glazed French doors providing access into conservatory.

## CONSERVATORY (17' 0" X 10' 6") OR (5.18M X 3.20M)

Vaulted Polycarbonate roof with ceiling light. Low brick walling with UPVC double glazed windows and central UPVC French doors leading to garden. Power points. wall mounted electric heaters.

## BEDROOM 1 (14' 10" X 17' 7") OR (4.52M X 5.35M)

Coved ceiling, ceiling light, panelled radiator, power points, fitted wardrobes comprising two double units with hanging rails and shelving.

## EN SUITE SHOWER ROOM

Coved ceiling, ceiling light, light with extractor, tiled flooring, tiled wall surrounds, low level WC, pedestal wash hand basin with monobloc mixer tap, heated towel rail, shower cubicle with thermostatically controlled shower unit.

## BEDROOM 2 (10' 10" X 9' 5") OR (3.30M X 2.87M)

Aspect to the front elevation through UPVC double glazed window. Coved ceiling, ceiling light point, power points, recessed double wardrobe with folding doors, hanging rails and shelving.

## BEDROOM 3 (8' 9" X 7' 10") OR (2.67M X 2.38M)

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

## BATHROOM

Hatch to loft area with pull down ladder. Coved ceiling, ceiling light, extractor fan, part tiled wall surrounds, panelled bath unit with monobloc mixer tap and shower attachment, low level WC, heated towel rail, pedestal wash hand basin with monobloc mixer tap, mirror light and shaver point over. Tiled flooring.

## OUTSIDE

To the front boundary there is a five bar gate providing access to a brick paved driveway and Resin pathway leading to the front of the property. There are a selection of shrub and flower beds and the gate is enclosed behind both picket and close board fencing.

## GARAGE

Up and over door, power and light, pitched roof construction and UPVC double glazed door onto side.

## GARDENS

A Resin pathway extends along the side of the property leading to a courtyard area where there is the front door. A personal gate continues along the side elevation where there is a Resin patio area adjoining the rear of the property with brick border. The remainder of the garden is laid to lawn with a selection of shrub and flower beds. A picket gate and fence provide access to the rear boundary where there is a raised decking area and timber shed. The garden is enclosed behind both close board and panelled fencing.

## DIRECTIONAL NOTE

From our office in Old Milton Road turn left at the traffic lights into Station Road proceeding over the railway bridge into Fernhill Lane. Continue until reaching Hollands Wood Drive on the right then Cull Lane will be found on the right and 4a is towards the end of the road.

## 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

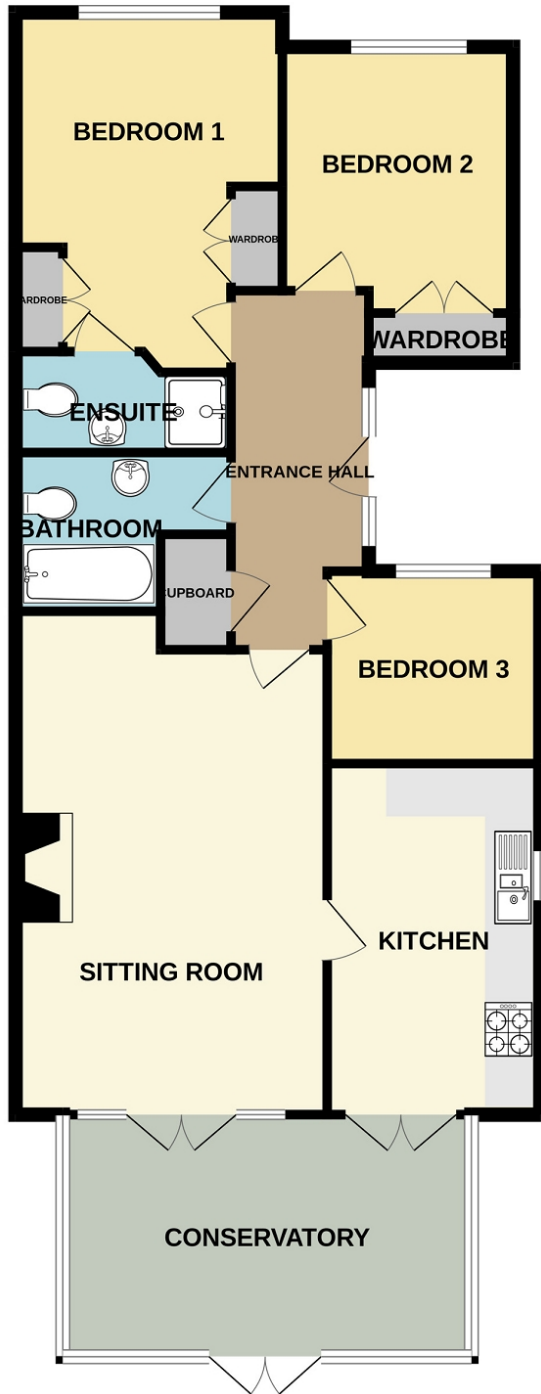
The council tax for this property is band D

## EPC RATING

The EPC rating for this property is D67



GROUND FLOOR  
1037 sq.ft. (96.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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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9 Old Milton Road, New Milton. Hampshire. BH25 6DQ  
01425 625 500  
[sales@rossnicholas.co.uk](mailto:sales@rossnicholas.co.uk)

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