



20 Ashley Road, New Milton, Hampshire. BH25 6BB

£495,000



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





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A spacious well presented four bedroom detached house situated within easy reach of New Milton Town Centre, schools, bus routes and bus and mainline railway. The property benefits from one ground floor bedroom with ground floor shower room. Easy to manage gardens, garage.



ENTRANCE PORCH

Undercover Entrance Porch with quarry tiled flooring, outside corner light illuminating the driveway. UPVC double glazed door with Georgian style detailing with matching side screen and letter box providing access to:

ENTRANCE HALL (19' 5" X 5' 11") OR (5.91M X 1.80M)

Spacious in size beautifully restored wood block flooring, radiator with independent thermostat, coved and textured ceiling, three ceiling light points, door provides access to understairs storage cupboard with half turn staircase providing access to first floor landing. Wall mounted Honeywell central heating thermostat, second power point and multi-glazed door provides access to:

SITTING ROOM/DINING ROOM (18' 7" X 11' 10") OR (5.67M X 3.61M)

Coved and textured ceiling, two ceiling light points, one over dining area, one in main Sitting Room area with additional two wall light points in Sitting Room area. UPVC double glazed window overlooking rear garden aspect with sliding patio doors providing access to patio and South facing garden. Two double panelled radiators both with independent thermostats, serving hatch through from Kitchen to dining area. TV aerial point, Adam style fireplace surround with gas point to one side. We believe there is a proper functioning chimney behind if required.

KITCHEN (12' 1" X 7' 9") OR (3.68M X 2.37M)

Textured ceiling, ceiling light point. Dual aspect room with UPVC double glazed windows facing North/Westerly aspect overlooking the stunning front gardens with views towards Lyon Avenue adjacent. Comprehensive range of eye level and floor mounted kitchen units in a light Maple finish with laminated roll top work surfaces with one and a half bowl sink unit with single drainer with swan necked mixer tap. Fitted Becko four ring gas hob in stainless steel finish. Eye level double oven with grill with storage cupboards above and beneath. Space and plumbing for automatic washing machine and dishwasher. Space for under counter fridge, under unit pelmet lighting, numerous power points, radiator with independent thermostat.

BEDROOM 4 (14' 1" X 7' 8") OR (4.29M X 2.34M)

Ground floor Bedroom Four. Coved and smooth finished ceiling, ceiling light point. UPVC double opening French doors providing access to patio and rear garden with matching side screen with window opener. Radiator with independent thermostat, power points.

SHOWER ROOM (9' 9" X 4' 3") OR (2.96M X 1.29M)

Ground floor shower room, modern white suite comprising low level WC with push button flush. Glazed corner shower cubicle with door providing access to electric shower unit with adjustable shower attachment. Wash hand basin with vanity unit beneath with monobloc mixer tap and pop-up waste. Wall mounted illuminated mirror above. Heated towel rail. Double glazed window facing side aspect. Fully tiled flooring, ceiling light.

LANDING (10' 11" X 6' 9") OR (3.34M X 2.06M)

Ceiling light point, access to loft with pull down loft ladder, opaque double glazed window flooding the landing with natural light. Double sliding doors provide access to airing cupboard housing the lagged hot water cylinder with slatted shelving above. Door provides access to:

BEDROOM 1 (14' 2" X 12' 1") OR (4.32M X 3.69M)

Coving to ceiling, ceiling light point. Large UPVC double glazed window facing front aspect providing a pleasant outlook with radiator with independent thermostat beneath. Power points, TV aerial connection point. Bi-Fold door provides access to walk-in cloakroom which houses the low level WC with push button flush. Wash hand basin with monobloc mixer tap with vanity unit beneath with wall mounted mirror and strip light above, ceiling extractor.

BEDROOM 2 (11' 11" X 10' 3") OR (3.62M X 3.13M)

A fantastic sized double room with light point. UPVC double glazed window facing rear. Radiator beneath with independent thermostat, power points, TV aerial point. Fitted free standing double wardrobe.

BEDROOM 3 (11' 11" X 7' 11") OR (3.62M X 2.42M)

Ceiling light point, UPVC double glazed window facing rear aspect, radiator beneath with independent thermostat, power points.

BATHROOM (6' 10" X 5' 6") OR (2.09M X 1.67M)

Ceiling light point, opaque UPVC double glazed window facing side aspect, coloured suite comprising panelled enclosed bath with twin hand grips with mixer taps and shower attachment with tiled splash backs above, low level WC, wash hand basin with monobloc mixer tap, tiled splash back and mirror fronted medicine cabinet above. Chrome effect towel rail with independent thermostat. Vinyl cushion flooring.

OUTSIDE

Tarmac drive which has recently been re-laid providing off road parking for approximately three vehicles and provides access to the main front door entrance and the attached single garage.

GARAGE (15' 7" X 10' 10") OR (4.76M X 3.29M)

Accessed via up and over door benefiting from light and power and also providing access to the gas fired central heating boiler.

FRONT GARDEN

Well kept garden laid to level lawn with well stocked shrub and flower borders providing an attractive approach to the property.

REAR GARDEN

Compact in size benefiting from a South facing aspect and is not overlooked by neighbouring properties. Enclosed by panelled or close boarded fencing with well stocked shrub and flower borders. Indian Sandstone patio adjoins the property with the remainder of the garden being laid to level lawn. Footpath to one side of the property which is wider than average providing access to side gate in turn leading to front garden.



VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and 20 Ashley Road will be found on the right-hand side

PLEASE NOTE

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.

EPC RATING

The EPC rating for this property will be confirmed shortly.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA: 1377 sq.ft. (128.0 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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