



10 Hatfield Court, New Milton, Hampshire. BH25 5UW

Guide Price £399,950



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





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A very well presented three bedroom link detached bungalow located in a quiet cul-de-sac location and offering numerous features including Entrance Hall, Sitting Room, Dining Area, Kitchen, Shower Room, UPVC double glazing, gas fired central heating, Garage.



ENTRANCE PORCH

UPVC double glazed Entrance Porch with tiled flooring, smooth finished ceiling and UPVC double glazed door providing access to:

ENTRANCE HALL

Hatch to boarded loft area with ladder, two ceiling light points, panelled radiator, power points, cupboard housing Ideal Standard gas fired boiler and additional cloaks cupboard to side. Half obscure UPVC double glazed door providing access onto rear garden.

SITTING ROOM (21' 11" X 16' 10") OR (6.69M X 5.13M)

Aspect to the side elevation through UPVC double glazed window. Coved ceiling, ceiling light, flame effect electric fire, power points, openway through to Dining Area, UPVC double glazed folding doors providing access onto side garden. Panelled radiator, power points.

KITCHEN (8' 10" X 7' 6") OR (2.70M X 2.28M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath and electric plinth heater. Recess for washing machine and under counter fridge. Fitted stainless steel electric over four ring gas hob with glass splash back, extractor fan, fully tiled wall surrounds, eye level storage cupboards.

BEDROOM 1 (13' 4" X 10' 7") OR (4.07M X 3.23M)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, power points.

BEDROOM 2 (10' 8" X 9' 10" X 0' 2") OR (3.25M X 3.00M X 0.04M)

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

BEDROOM 3 (10' 8" X 6' 10") OR (3.25M X 2.09M)

Aspect to the rear elevation through UPVC double glazed window. Hatch to boarded loft area with ladder, panelled radiator, power points.

SHOWER ROOM

UPVC double glazed window to front, smooth finished ceiling, two ceiling light points, extractor fan, fully tiled wall surrounds, shower cubicle with power shower, bidet, wash hand basin with monobloc mixer tap and storage beneath. Low level WC, heated towel rail and tiled flooring.

OUTSIDE

The front garden has an area of lawn with a paved pathway providing access to front door. A driveway provides access to parking for one to two cars subject to size and access to:

GARAGE (17' 1" X 7' 11") OR (5.20M X 2.41M)

Integral garage with up and over door, power and light.

REAR GARDEN

A patio area adjoining the rear of the property the remainder of the garden is laid to lawn. The garden is enclosed behind both close board fencing and brick walling and a door provides access into Garage. The garden continues along the side elevation where there is paved patio area which is enclosed behind low fencing and brick walling with a selection of shrub and flower beds. Shingle area with vegetable plots and timber shed.

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 proceed down the road taking the second turning right into Gore Road and continue until reaching Stem Lane. taking the second turning for Chatsworth Way and then take the first turning left into Hatfield Court.

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.

COUNCIL TAX

The council tax for this property is band C

EPC RATING

The EPC rating for this property is D67



GROUND FLOOR
966 sq.ft. (89.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 966 sq.ft. (89.8 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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