



**61 Hazelwood Avenue, New Milton, Hampshire, BH25 5LX.**

**Guide Price £399,950**



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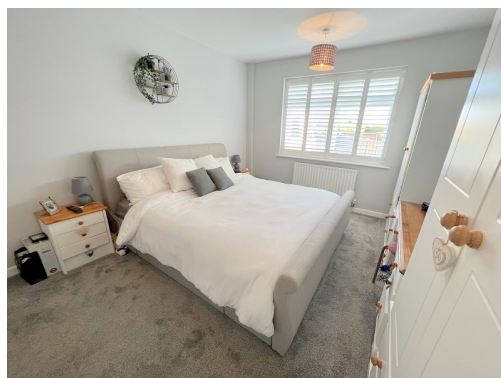




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A stunning recently refurbished two bedroom semi-detached bungalow located at the head of a quiet cul-de-sac and offering numerous features including Entrance Hall, Sitting Room with wood burner, Conservatory, Kitchen, Luxury Bath/Shower Room, gas fired central heating, UPVC double glazing, driveway, Garage and Gardens.





## ENTRANCE PORCH

Accessed via UPVC double glazed door, UPVC double glazed windows, wall light, UPVC double glazed door providing access to:

## ENTRANCE HALL

Hatch to loft area with pull down ladder, thermostatic control for central heating, smoke detector, smooth finished ceiling, ceiling light, cupboard housing electric meter and consumer unit.

## SITTING ROOM (16' 9" X 12' 9") OR (5.11M X 3.89M)

Smooth finished ceiling, recessed lighting. Two wall light points, TV aerial point, power points, double panelled radiator, feature Dean Dartmoor 5 Eco solid fuel wood burner with stone hearth and Oak mantel. UPVC double glazed sliding patio doors providing access into:



## CONSERVATORY (7' 10" X 8' 9") OR (2.39M X 2.67M)

Polycarbonate roof, range of power points, UPVC double glazed sliding patio doors providing access onto rear patio and garden beyond.

## KITCHEN (8' 8" X 10' 3") OR (2.64M X 3.12M)

Aspect to both rear and side elevations through UPVC double glazed windows, smooth finished ceiling, recessed lighting. Composite one and a half bowl single drainer sink unit set into work surface extending along two walls with range of base drawers and cupboard beneath. Recess for dishwasher, fitted electric oven with storage above and beneath. Four ring induction hob with glass splash back and canopy extractor fan above, additional work surface with base drawers and cupboards beneath, recess for full height fridge/freezer, power points, eye level storage cupboards and UPVC double glazed door providing access to rear patio and garden beyond.



## BEDROOM 1 (15' 0" X 10' 10") OR (4.57M X 3.30M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points. Linen cupboard with double opening doors.

## BEDROOM 2 (10' 7" X 9' 3") OR (3.23M X 2.82M)

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

## BATH/SHOWER ROOM

One of the main features of the property with obscure UPVC double glazed windows onto side elevation. Smooth finished ceiling, recessed lighting, deep stand alone bath unit with splash back, central deep fill bath tap with central control and hand held shower attachment. Large wall mounted mirror with light with built-in demister, wall mounted towel rail, dual power for the towel rail. Feature shaped wash hand bowl with monobloc mixer tap set into a unit incorporating cupboards beneath, low level WC, concealed cistern and quartz display tiled top. Tiled under floor heating and extractor fan. Walk-in large shower with recessed display niche, central shower incorporating rain effect waterfall and additional hand held shower attachment. Tiled flooring, smooth finished ceiling, recessed light and extractor fan.



## OUTSIDE

Five bar gate provides access to a large driveway providing off road parking for four to five cars. The garden is enclosed behind both close board and panelled fencing. There is a small area of artificial grass and the driveway continues along the side elevation, outside water tap and Belfast sink with double opening gates which in turn leads to the garage.

## GARAGE

Currently sub-divided into two areas with the first having double opening doors and power and light. Recess for washing machine and tumble dryer and additional fridge/freezer. The second part has an access through a personal door and there is a double glazed window overlooking the garden. This area can be utilised for many options i.e office, gym.

## REAR GARDEN

There is a raised paved patio area with the remainder of the garden being laid to lawn. A paved pathway extends along the side leading to the garage. There are a number flower beds with sleeper edging, part being shingled. Timber shed and the garden is enclosed to provide total privacy behind panelled fencing.



## DIRECTIONAL NOTE

From our Office in Old Milton Road take the second turning right into Gore Road and proceed until reaching Stem Lane on the right. On reaching Beechwood Avenue turn right and then first left into Hazelwood.

## 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.

## TENURE

The resale tenure for this property is Freehold.

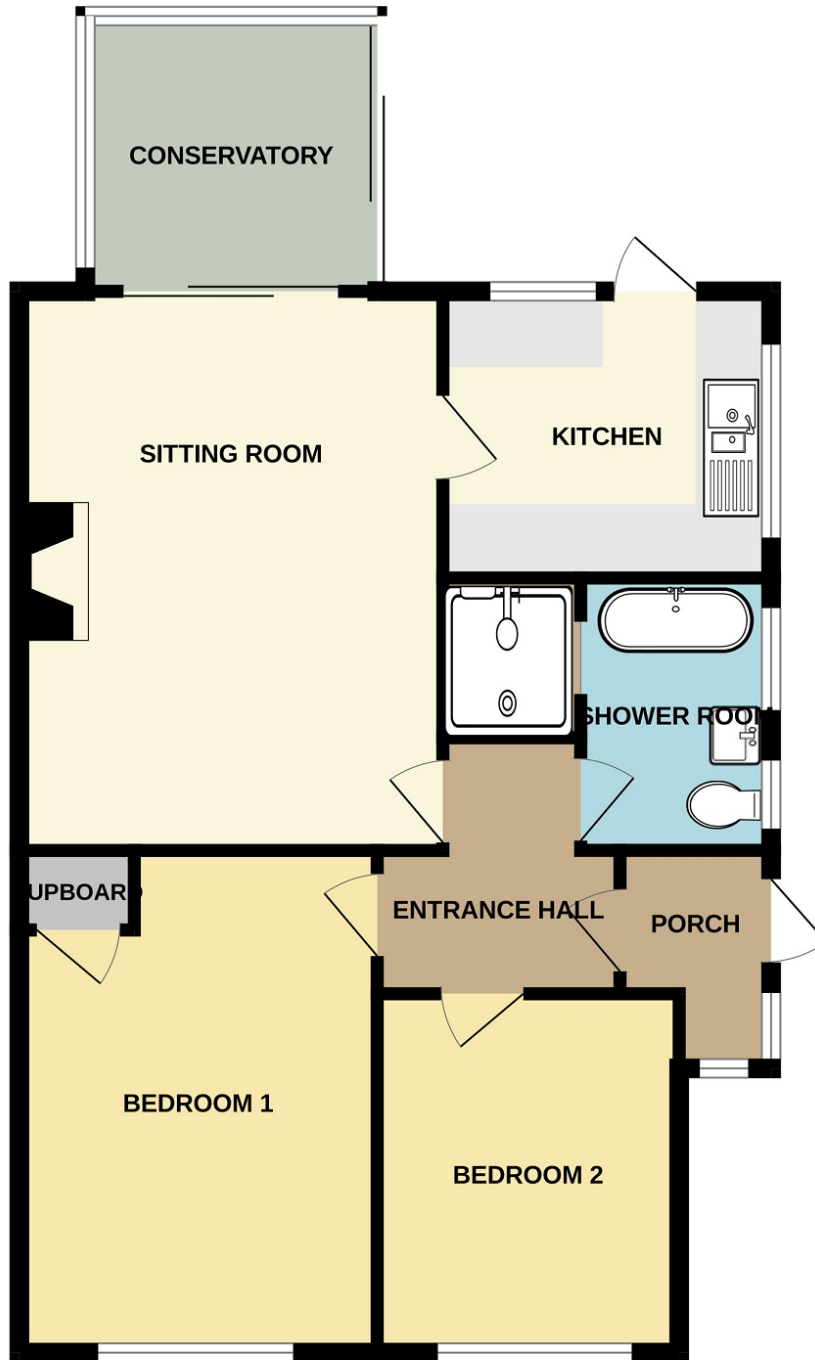
## COUNCIL TAX

The council tax for this property is band D.

## EPC RATING

The EPC rating for this property is D62.

GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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