



**43 Fawcett Road, New Milton, Hampshire. BH25 6SU**

**£385,000**



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







**43 Fawcett Road, New Milton, Hampshire. BH25 6SU**

**£385,000**

A well presented modern three bedroom semi-detached property with large double garage situated within easy reach of local schools, travel facilities and Leisure centre.



**UNDER COVER ENTRANCE**

Provides access to composite double glazed front door which in turn leads to:

**ENTRANCE HALL (10' 8" X 6' 2") OR (3.25M X 1.87M)**

Smooth finished ceiling, ceiling light point, heat detector, radiator with independent thermostat, power points, staircase to first floor landing, under stairs recess and opening provides access to:

**SITTING ROOM (13' 7" X 13' 7") OR (4.14M X 4.15M)**

Attractive UPVC double glazed window overlooking front garden aspect with window shutters. Radiator beneath with independent thermostat, numerous power points, provisions for wall mounted TV. Virgin Media connection point for fibre.

**KITCHEN (9' 9" X 9' 0") OR (2.97M X 2.74M)**

Smooth finished ceiling, ceiling light, UPVC double glazed window overlooking rear garden aspect. Comprehensive range of floor mounted kitchen units with wood block effect work surfaces, attractive panel fronted units with stainless steel handles with storage drawers, pan drawers and general storage cupboards. Laminate wood effect flooring, radiator with independent thermostat, door provides access to pantry cupboard with double glazed window with cold shelf and fitted shelving within and light. Space for Range style cooker, Belfast style ceramic white sink, single drainer and mixer taps. Door provides access to shelved storage cupboard. Opening provides access to Dining Room and door provides access to Side entrance porch.

**PORCH**

Porch situated on the side which benefits from UPVC double glazed door providing access to rear garden and driveway. Storage recess with power point and door provides access to:

**WC**

Wall light, opaque UPVC double glazed window to side aspect, low level WC with push button flush.

**DINING ROOM (9' 11" X 9' 0") OR (3.01M X 2.75M)**

Coving to ceiling, ceiling light, UPVC double glazed sliding patio doors provide access to extensive patio and rear garden. Radiator with independent thermostat.

**FIRST FLOOR LANDING (8' 4" X 3' 3") OR (2.54M X 1.0M)**

Ceiling light point, UPVC double glazed window facing side aspect, power point and door provides access to airing cupboard with slatted shelving within and power point. Access to loft via roof hatch, part boarded, light, access to modern Worcester greenstar gas fired heating boiler and un-vented hot water cylinder.

**BEDROOM 1 (13' 0" X 11' 5") OR (3.96M X 3.48M)**

Ceiling light point, UPVC double glazed window facing front aspect, radiator beneath with independent thermostat, built-in storage wardrobe with two hanging rails with additional storage cupboard above. Power points.

**BEDROOM 2 (13' 3" X 9' 1") OR (4.04M X 2.77M)**

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

**BEDROOM 3 (9' 6" X 6' 6") OR (2.89M X 1.98M)**

Ceiling light point, UPVC double glazed window facing front aspect with radiator beneath with independent thermostat, power points, double opening storage cupboard above stair well.

**BATHROOM (6' 2" X 6' 6") OR (1.89M X 1.98M)**

Ceiling light, opaque UPVC double glazed window facing rear aspect. Modern white suite comprising panelled enclosed bath with glazed shower screen with wall mounted shower mixer bar and adjustable shower attachment and overhead rainwater shower. Recessed extractor, low level WC with push button flush, wash hand basin with monobloc mixer tap with vanity unit beneath, heated towel rail with independent thermostat, Vinyl cushion flooring.

**OUTSIDE**

Block paved drive provides off road parking for at least two vehicles before reaching the timber gates at the side of the property which then continues to provide further off road parking if required and leads to the detached Double Garage. The front garden is laid to lawn with gravel chippings providing easy to maintain borders.

**REAR GARDEN**

Patio adjoining the property and block paved drive continues to the side of the property and leads to the detached Double Garage. Attached to the rear of the property is a **UTILITY ROOM** 2.16m x 2.58m which benefits from plumbing for washing machine, space for tumble dryer, wall mounted light and double glazed window faces rear aspect. The rear garden is laid to lawn with shrub borders to two sides, ornamental trees to rear boundary providing screening from neighbouring properties. Outside light point. Situated behind the garage is a garden storage shed and footpath provides access to side entrance door providing access to:

**DOUBLE GARAGE (15' 10" X 19' 3") OR (4.83M X 5.86M)**

Of block construction under a pitched and part felted roof benefiting from light and power with two sets of double glazed windows and electronically operated up and over Fibre Glass Door. Power points, eaves storage space.

**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. Proceed along Gore Road taking the 6th turning right into Fawcett Road.

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 is E54.



ROSS NICHOLAS AND COMPANY 01425 625500  
TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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 is given as to their operability or efficiency can be given.  
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