



38 Brecon Close, New Milton, Hampshire. BH25 6UB

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 spacious 3/4 bedroom semi-detached house located in a popular residential area within a quiet cul-de-sac location. Features of the property include Entrance Porch, Entrance Hall, Kitchen/Breakfast Room, Dining Room, Utility Room, Shower Room, Cloakroom, Driveway, Garage and Gardens.



ENTRANCE PORCH

UPVC double glazed front door providing access to Entrance Porch. Aspect onto the side elevation through UPVC double glazed window, ceiling light quarry tiled flooring, multi-panelled glazed door providing access to:

ENTRANCE HALL

Staircase to first floor landing, panelled radiator, two ceiling light points, under stairs storage cupboard with consumer unit and shelf.

CLOAKROOM

Obscure UPVC double glazed window to side. Ceiling light, low level WC, wall hung wash hand basin with tiled splash back and mirror over.

SITTING ROOM (11' 1" X 18' 3") OR (3.37M X 5.56M)

Aspect to the rear elevation through UPVC double glazed French doors providing access onto rear patio and garden beyond. Smooth finished ceiling, Two ceiling light points, TV aerial point, range of power points, panelled radiator, wall hung flame effect electric fire.

KITCHEN/BREAKFAST ROOM (19' 9" X 7' 8") OR (6.01M X 2.33M)

Aspect to the front elevation through UPVC double glazed window with additional double glazed Velux window providing natural light. Vaulted ceiling, one and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath. Recess for full height fridge/freezer and dishwasher. Five ring gas hob with glass splash back, stainless steel electric double oven with storage above and beneath. Tiled flooring, panelled radiator, two ceiling light points, part tiled wall surrounds, eye level storage cupboards, programmer and time clock for central heating.

BEDROOM 4 (17' 0" X 9' 9") OR (5.18M X 2.96M)

Also used as a Dining Room, aspect to the rear elevation through UPVC double glazed bay window. Ceiling light, panelled radiator, power points.

UTILITY ROOM (8' 8" X 6' 5") OR (2.64M X 1.96M)

Obscure UPVC double glazed window facing side aspect with matching door providing access onto side elevation. Smooth finished ceiling, ceiling light, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a working surface extending along one wall and recess for washing machine, additional work surface with storage beneath and recess for tumble dryer. Part tiled wall surrounds, eye level storage cupboards, panelled radiator.

FIRST FLOOR LANDING

Aspect to the front elevation through UPVC double glazed window. Two ceiling lights, hatch to loft area with pull down ladder. Airing cupboard housing pre-lagged water cylinder with slatted shelving and additional storage cupboard with hanging rail and shelf.

BEDROOM 1 (15' 6" X 10' 10") OR (4.72M X 3.29M)

Aspect to the rear elevation through UPVC double glazed Velux window. Ceiling light, panelled radiator, range of power points, fitted wardrobes comprising double unit with folding doors, hanging rail and shelf.

BEDROOM 2 (14' 4" X 10' 0") OR (4.38M X 3.04M)

Aspect to the rear elevation through UPVC double glazed window. Panelled radiator, range of power points, double wardrobe with folding doors, hanging rail and shelf.

BEDROOM 3 (11' 6" X 7' 4") OR (3.50M X 2.23M)

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

SHOWER ROOM

Obscure UPVC double glazed window to side. Smooth finished ceiling, recessed lighting, fully tiled wall surrounds with double shower cubicle. Fully tiled wall surrounds, thermostatically controlled shower unit with rain effect shower head and hand held shower attachment. Low level WC, pedestal wash hand basin, tiled flooring and heated towel rail, wall mounted shaver point and mirror, extractor fan.

CLOAKROOM

Obscure UPVC double glazed window to side, ceiling light, low level WC, wall hung wash hand basin with tiled splash back.

OUTSIDE

To the front of the property there is a paved pathway providing access to the front door with the remainder of the garden being mostly laid to lawn with Flintstone beds. A driveway provides off road parking for three cars and access to:

GARAGE

Up and over door, power and light, pitched roof and personal door providing access to:

REAR GARDEN

Adjoining the rear of the property is a paved patio area with the remainder of the garden being laid to lawn and central steps provide access to a tiered garden which has a number of shrub and flower beds and steps which provide access to the rear boundary. The garden is enclosed behind both hedging, close board and panelled fencing, outside lighting.

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 continue until reaching Caird Avenue on the right. Turn into Caird Avenue then proceed until reaching Carrick Way on the left turn into this road and take the left fork into Caird Avenue.

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. 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.

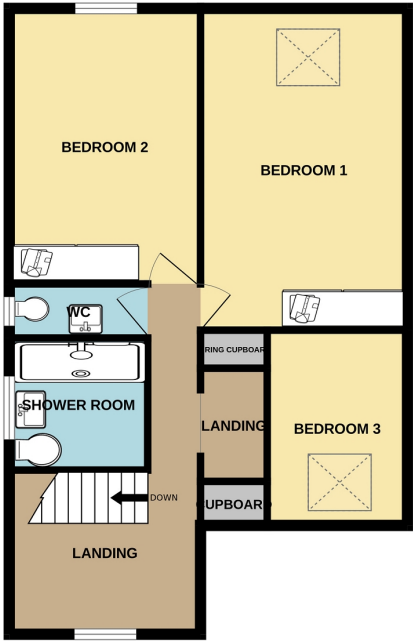
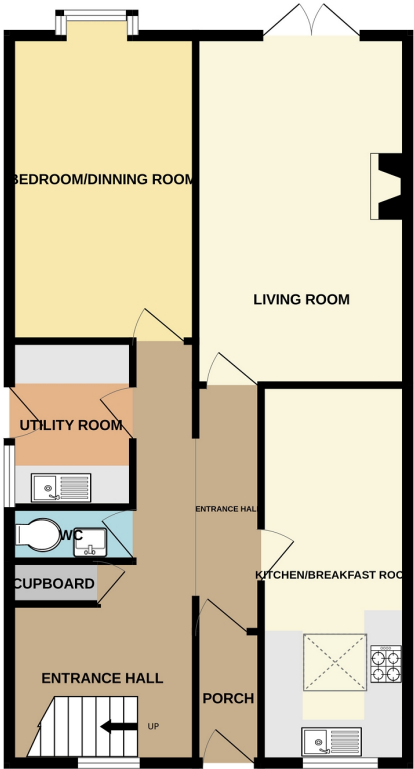
COUNCIL TAX

The council tax for this property is band E



GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.

1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1403 sq.ft. (130.4 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.