



10 Penn Close, Barton On Sea, New Milton, Hampshire. BH25 7LE

£599,950



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





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BH25 7LE**

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A beautifully refurbished and extended three bedroom detached bungalow situated within walking distance of Barton Cliff top and local shops. Modern fitted kitchen, spacious Sitting/Dining Room, En-Suite Shower Room to Bedroom One and separate modern Bathroom. Garage and private gardens.



ENTRANCE PORCH

Large entrance porch with tiled flooring, outside light provides access to UPVC double glazed front door with matching side screen. Door leads to:

ENTRANCE HALL (14' 10" X 334' 8") OR (4.53M X 102.0M)

Larger than average with smooth finished ceiling, two ceiling light points, access to loft with pull down loft ladder, alarm system, radiator, power points, door provides access to Utility Cupboard housing the Worcester gas fired central heating boiler and safety trip consumer unit and access to TV booster. UPVC double glazed door which leads to rear garden. Additional shelved airing cupboard, attractive Oak veneered doors and door provides access to:

KITCHEN (9' 8" X 10' 10") OR (2.95M X 3.30M)

Smooth finished ceiling, three LED ceiling downlights, heat detector, UPVC double glazed window facing side aspect comprehensive range of eye level and floor mounted kitchen units with laminated work surfaces with matching upstands with stainless steel one and a half bowl sink unit with single drainer and swan necked mixer tap. Under unit LED lighting, integrated full size dishwasher, integrated washing machine, integrated fridge/freezer, integrated Bosch four ring gas hob, stainless steel finish with glass splashback and extractor above, fitted eye level Bosch double oven in stainless steel finish with digital clock with storage drawers beneath and storage cupboard above. Numerous power points, free standing Honeywell central heating thermostat, attractive Karndean style wood effect flooring in light grey, room provides access through to:

SITTING ROOM/DINING ROOM (23' 8" X 11' 7") OR (7.21M X 3.53M)

Smooth finished ceiling with windows to two sides overlooking the rear garden and double opening French doors providing access to patio and rear garden. Two single panelled radiators, ceiling lantern flooding the room with natural light, numerous power points, TV aerial point, numerous LED downlights which are all operated on dimmer switches.

BEDROOM 1 (13' 11" X 13' 11") OR (4.23M X 4.25M)

A fantastic size double bedroom with ceiling light point, UPVC double glazed window facing side aspect. Numerous power points, radiator with independent thermostat, TV aerial point, power points and door provides access to:

EN SUITE SHOWER ROOM (8' 2" X 3' 2") OR (2.50M X 0.97M)

Three LED ceiling downlights, ceiling extractor, opaque UPVC double glazed window facing side aspect. White suite comprising low level WC with push button flush with display surface above. Wash hand basin with monobloc mixer tap with vanity unit beneath with provisions for mirror with power point above. Shower door provides access to sizeable shower cubicle which is fully tiled with thermostatic mixer control with adjustable shower attachment and overhead rainwater shower.

BEDROOM 2 (13' 11" X 8' 7") OR (4.23M X 2.61M)

A fantastic sized double bedroom with smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect with radiator beneath with independent thermostat, power points, TV aerial point.

BEDROOM 3 (11' 11" X 10' 10") OR (3.62M X 3.29M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect, radiator with independent thermostat, TV aerial point, power points.

BATHROOM (7' 9" X 5' 5") OR (2.37M X 1.66M)

Smooth finished ceiling, numerous LED downlights with ceiling extractor, two sets of UPVC double glazed windows at high level. White suite comprising panelled enclosed bath with mixer tap with separate shower mixer bar above with adjustable shower attachment and adjustable rainwater shower. Glazed shower screen to one side. Low level WC with concealed cistern with push button flush and display surface to one side. Storage cupboard situated between toilet and sink. Sink benefits from monobloc mixer tap with pop-up waste and vanity unit beneath. Fully tiled walls and flooring, chrome effect towel rail.

OUTSIDE

Limestone gravel drive provides off road parking for numerous vehicles and leads to the detached single garage.

GARAGE (17' 3" X 8' 7") OR (5.25M X 2.62M)

Of brick construction under a pitched felted roof with up and over door, benefiting from light and power with personal door providing access to rear garden. Access to electric and gas meters. To the rear of the garage are two brick garden storage sheds.

FRONT GARDEN

Laid to newly laid turf with shrub border adjoining the property.

REAR GARDEN

Outside water tap, outside power points, two storage sheds to rear of the garage. Newly laid patio adjoins the rear of the property with the remainder of the garden laid to newly laid turf. Raised shrub borders, panelled fencing with ornamental shrubs and bushes. The garden is well screened from any neighbouring properties. Two outside light points illuminate the patio area with gravel path providing return access to side gate or hallway door. The property benefits from plastic soffits and fascias and has been beautifully refurbished throughout.

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 to the A337 Lymington Road and turn right and continue until reaching Sea Road on the left. Turn into Sea Road and take the first turning left into Chiltern Drive then first left into Penn Close.



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.

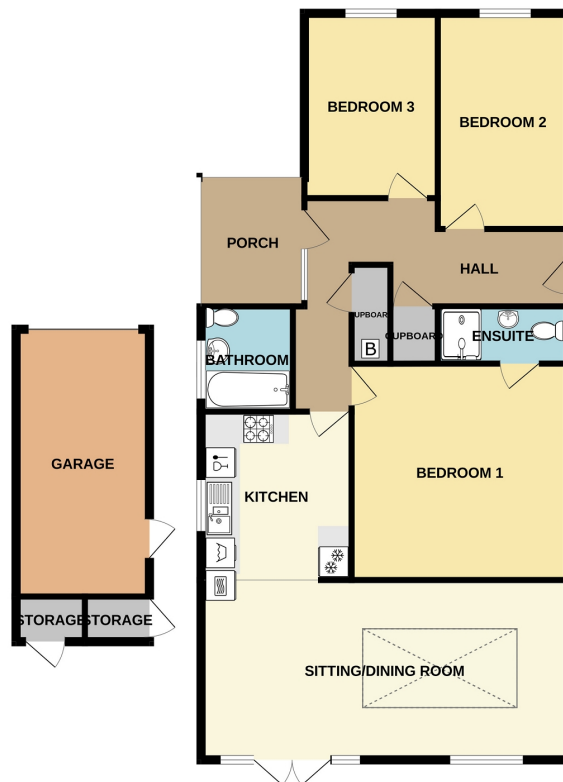
TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is D63

GROUND FLOOR
1238 sq.ft. (115.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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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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.