



**34 Brook Avenue, New Milton, Hampshire. BH25 5HD**

**£745,000**



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





**34 Brook Avenue, New Milton, Hampshire. BH25 5HD**

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A well presented four bedroom detached property located in one of the most sought after locations in New Milton. The property has a private South facing rear garden, garage and ample off road parking. **Viewing recommended by Sole Agent - Chain free sale.**



## ENTRANCE PORCH (4' 6" X 5' 0") OR (1.38M X 1.53M)

Accessed via hardwood front door with UPVC double glazed windows to either side. Ceiling light, tiled flooring, hardwood door to main entrance hall with double glazed windows to either side.

## ENTRANCE HALL (13' 7" X 12' 1") OR (4.15M X 3.68M)

Smooth finished ceiling, ceiling light point, double glazed window facing front aspect, telephone point, power points, two double panelled radiators both with independent thermostats, half turn staircase to first floor landing, wall mounted Honeywell central heating thermostat and multi-glazed door provides access to:

## SITTING ROOM (17' 4" X 15' 4") OR (5.29M X 4.68M)

Coving to ceiling, ceiling light point, double opening French doors with matching double glazed windows to either side with window openers provides access and aspect over delightful South facing garden. Double panelled radiator with independent thermostat, numerous power points, wood burning stove with Slate style hearth with wooden mantel above, TV aerial point.

## KITCHEN (12' 0" X 9' 8") OR (3.65M X 2.95M)

Smooth finished ceiling, ceiling downlights, dual aspect room with double glazed windows facing front and side aspects, comprehensive range of modern gloss fronted kitchen units with contrasting laminated working surfaces with matching upstands with one and a half bowl stainless steel sink with swan necked mixer tap. Floor standing Rangemaster cooker with five burner gas hob with glass splash back and Leisure extractor above with double oven and grill beneath. Under counter floor standing Hotpoint fridge, two illuminated display cabinets, under unit lighting, power points, wireless central heating thermostat and square opening provides access to:

## DINING ROOM (10' 9" X 9' 11") OR (3.27M X 3.03M)

Coved and smooth finished ceiling, ceiling light point, double opening French doors provide access to rear garden, radiator with independent thermostat, numerous power points, TV aerial point, door provides access to deep storage cupboard with Drayton central heating thermostat within. Fitted shelf, eye level cupboard provides access to electric meter and safety trip consumer unit and door provides access to:

## GARAGE (24' 10" X 9' 10") OR (7.56M X 3.0M)

Two ceiling strip lights, double opening doors to driveway, power points, double glazed door with matching window to one side facing rear aspect with double glazed window to side, range of eye level and floor mounted storage units making a Utility area to the rear section of the garage with space and plumbing for washing machine. Space for upright fridge/freezer, stainless steel sink with single bowl and swan necked mixer tap. Louvre door provides access to gas meter, outside water tap.

## BEDROOM 1 (14' 7" X 13' 6") OR (4.44M X 4.12M)

Coving to ceiling, ceiling light point. Dual aspect room with double glazed window overlooking rear garden and side garden aspects. TV aerial point, double panelled radiator with independent thermostat, range of built-in wardrobes with mixture of hanging and shelving within.

## BATHROOM 2 (12' 1" X 9' 3") OR (3.69M X 2.83M)

Coving to ceiling, ceiling light point, dual aspect room with double glazed window facing front and side aspects. Telephone point, power points, double panelled radiator with independent thermostat. Triple opening wardrobe to one corner.

## SHOWER ROOM (7' 7" X 8' 2") OR (2.31M X 2.48M)

Numerous ceiling downlights. UPVC double glazed window facing front, spacious room with large corner shower cubicle with double opening doors providing access to shower mixer bar with adjustable shower attachment, low level WC with push button flush, storage cupboards to one side with nest of drawers to the other. Wash hand basin with monobloc mixer tap with pop-up waste with vanity unit beneath. Wall mounted mirror above, heated towel rail with electric element also, fully tiled flooring.

## FIRST FLOOR LANDING (15' 1" X 2' 11") OR (4.59M X 0.89M)

Dormer window overlooking the front aspect over the Green. Ceiling light, door to airing cupboard and doors to bedrooms and bathrooms.

## AIRING CUPBOARD (7' 5" X 5' 8") OR (2.26M X 1.72M)

Light, slatted shelving, radiator.

## BEDROOM 3 (14' 0" X 9' 9") OR (4.27M X 2.98M)

Ceiling light, Velux window facing rear aspect, radiator with independent thermostat, power points, TV aerial point, louvre door provides access to built-in storage wardrobe, UPVC double glazed dormer window to front aspect over looking the front garden and Green opposite.

## BEDROOM 4 (10' 9" X 8' 6") OR (3.28M X 2.59M)

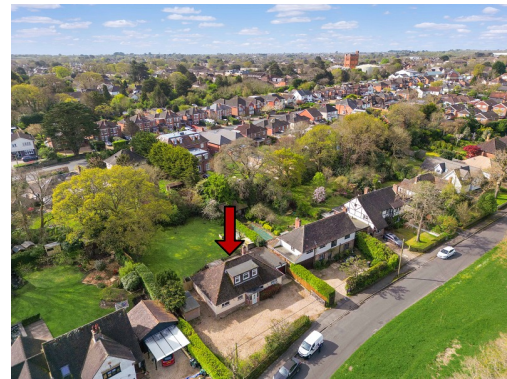
Ceiling light, sloping ceiling to one side with Velux window overlooking rear garden aspect. Radiator with independent thermostat, power points, TV aerial point, built-in storage wardrobe with hanging rail within, door provides access to eaves storage cupboard which benefits from light and also provides fantastic storage space and provides access to the Valant gas fired central heating boiler.

## SHOWER ROOM (6' 1" X 5' 2") OR (1.85M X 1.57M)

Ceiling light, UPVC double glazed window facing front aspect with opaque glass. White suite comprising low level WC with concealed cistern with push button flush. Wash hand basin with monobloc mixer tap with vanity unit beneath. Corner shower cubicle with electric Gainsborough shower with adjustable shower attachment. Wall mounted mirror, towel rail, fully tiled walls and flooring.

## OUTSIDE

Double opening five bar gate provides access to sweeping gravel driveway which provides off road parking for numerous vehicles. Outside wall lanterns illuminate the driveway area, front boundary is enclosed by low level hedging with a mixture of panelled fencing and evergreen hedging to the remaining boundaries.



Double opening doors provide access to the attached Garage to one side and to the left-hand side of the property are sizeable storage sheds which could easily be moved to make way for additional off road parking for a Boat, Motor Home or Caravan.

## REAR GARDEN

Decking area adjoins the property with steps up to main lawned area which gently slopes to the South. The garden is enclosed by close board or panelled fencing to all three sides. The garden is mainly laid to lawn with established trees and shrubs adjoining the boundaries providing a private peaceful South backing aspect. Garden storage shed to one side and greenhouse. Outside garden lighting, outside water tap, outside security light and access to garage.

## 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 turn left at the traffic lights into Station Road and continue over the railway bridge and take the second turning right into Brook Avenue.

## 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

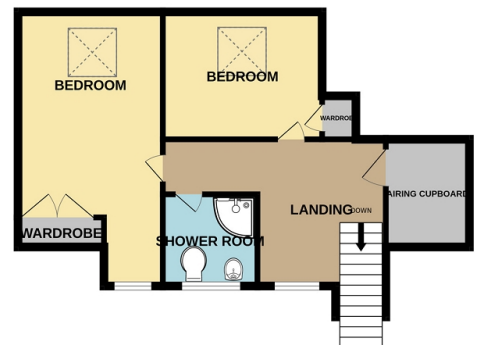
The EPC rating for this property will be confirmed shortly.



GROUND FLOOR



1ST FLOOR



ROSS NICHOLAS & COMPANY 01425 625500

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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