



9 Durland Close, New Milton, Hampshire. BH25 6NJ

Guide Price £439,950



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





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A two double bedroom detached bungalow set on a wide plot within a cul-de-sac location within a short walk of New Milton Town Centre. Features of the property include Sitting Room, Kitchen, Bath/Shower Room, UPVC double glazing, gas fired Central Heating. Private Gardens, Garage, potential to extend subject to planning, Sole Agents.



ENTRANCE HALL

Accessed via obscure UPVC double glazed front door. Hatch to loft area, smooth finished ceiling, radiator, cupboard housing electric consumer unit.

SITTING ROOM (9' 5" X 13' 10") OR (2.86M X 4.22M)

Aspect to the rear elevation through UPVC double glazed French Doors with matching side screen both access and views onto rear garden. Two panelled radiators, smooth finished ceiling, ceiling light, power points.

KITCHEN (9' 5" X 11' 3") OR (2.86M X 3.44M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along one wall with a recess for washing machine and full height fridge/freezer. Stainless steel electric oven, four ring gas hob, stainless steel splash back and extractor fan over. Eye level storage cupboards, larder cupboard with obscure UPVC window to rear.

BEDROOM 1 (14' 6" X 10' 6") OR (4.42M X 3.20M)

Aspect to the front and side elevations through UPVC double glazed windows. Power points, gas point for fire.

BEDROOM 2 (13' 1" X 10' 0") OR (3.98M X 3.04M)

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

BATH/SHOWER ROOM

Obscure UPVC double glazed windows to side, smooth finished ceiling, ceiling light, panelled bath unit with tiled splash back and pedestal wash hand basin, tiled splash back, corner shower cubicle with glazed shower screen, low level WC, heated towel rail, mirror fronted medicine cabinet.

OUTSIDE

The front elevation is designed for easy maintenance being mainly shingled with a selection of shrubs and flower beds. The front boundary is enclosed behind low brick walling and a Tarmac driveway provides parking for approximately three cars and provides access to the detached garage.

DETACHED GARAGE

Up and over door, UPVC double glazed window to rear.

REAR GARDEN

Paved patio area adjoining the rear of the property with the remainder of the garden being laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind panelled fencing and there is a pathway providing return access to the front elevation.

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 in a Southerly direction and turn left on reaching Furze Croft which leads into Durland 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.

COUNCIL TAX

The council tax for this property is band D



GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 657 sq.ft. (61.1 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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