



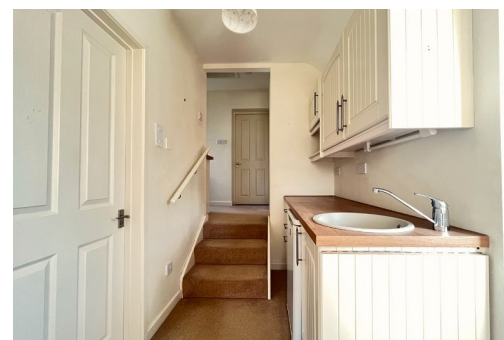
5 Poplar Close, Bransgore, Hampshire. BH23 8JF

£625,000



Ross Nicholas & Company Limited
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£625,000

A three bedroom, two bathroom detached bungalow in good order throughout situated down a quiet un-spoilt lane and offering a large, private garden. The property also offers Annexe potential and has a garden studio and is within walking distance of Village shops in Bransgore. Available with no forward chain



APPROACH

The property is approached via two electronically operated five bar gates which provide access to a generous gravel drive in turn leading to the main front door entrance which is illuminated by LED downlight with leaded light composite double glazed door with chrome door furniture providing access to Sitting Room/Kitchen/Family area.

ENTRANCE HALL

Coved and smooth finished ceiling, ceiling light point, mains voltage smoke detector, access to loft with pull down loft ladder. Radiator with independent thermostat, digital central heating thermostat, door provides access to open plan Sitting Room/Family room.

SITTING ROOM (14' 11" x 17' 1") or (4.55m x 5.20m)

Coved and smooth finished ceiling, wider than average door with two ceiling downlights in Dining Area, main central light to Sitting Room area, numerous power points, double panel radiator with independent thermostat, telephone point, TV aerial, Broadband and HDMI leads pre-installed designed for eye level wall mounted TV, double opening UPVC double opening glazed doors with matching side screens provides access to Conservatory.



KITCHEN (15' 1" x 8' 6") or (4.59m x 2.59m)

Open plan to main Sitting Room and Dining Room areas with coved and smooth finished ceiling, heat detector, two ceiling downlights over island unit/breakfast unit. Four additional downlights, under pelmet kitchen lighting, comprehensive range of cream wall mounted base units with stainless steel style handles with wood grain effect roll top work surfaces with one and dual bowl sink unit with single drainer with monobloc mixer tap. Fitted ceramic touch screen hob with glass splash back with extractor canopy above, fridge/freezer, eye level Zanussi fan assisted oven and grill with storage cupboards above and beneath. Cutlery drawers, pan drawers, integrated slimline dishwasher, numerous power points, double panel radiator with breakfast bar above, door provides access to Utility Room. Double glazed door provides access to:



CONSERVATORY (16' 8" x 12' 4") or (5.09m x 3.75m)

Part brick with mainly glass windows to two elevations benefiting from a Westerly aspect with double opening double glazed doors providing access to steps leading to the level patio and providing a lovely elevated view point over the rear garden aspect. The conservatory benefits from a double panel radiator with independent thermostat, power points, Solar reflective blinds on the western side with roller blinds located on the northern side of the conservatory. Numerous window openers.



UTILITY ROOM (10' 4" x 4' 11") or (3.15m x 1.49m)

Smooth finished ceiling, ceiling extractor. Small access to loft, mains voltage smoke detector and ceiling light point. Opaque frosted glazed window facing a northerly aspect. Matching units to main kitchen comprising of two eye level cabinets, base units, nest of drawers and storage unit with large storage drawer. Space and plumbing for automatic washing machine, power points, radiator, fire door provides access to integral garage and opening provides access to Annexe area with steps down to:



KITCHENETTE (8' 11" x 5' 5") or (2.72m x 1.64m)

Ceiling light point, smooth finished ceiling, comprehensive range of floor mounted and wall mounted kitchen units to matching style of main kitchen with wood grain work surfaces with circular sink with monobloc mixer tap. Space for fridge, power points, door provides access to rear garden, door to shower room and door to:

BEDROOM 2 (13' 9" x 11' 11") or (4.20m x 3.64m)

Smooth plastered ceiling, ceiling light point, room benefits from fantastic views of the rear garden with large glazed corner window providing a South/Westerly aspect, double opening doors providing access to undercover verandah, once again enjoying elevated views over the rear garden aspect. Wall light point, numerous power points, TV aerial point.



SHOWER ROOM (6' 10" x 6' 0") or (2.09m x 1.84m)

Smooth finished ceiling, ceiling extractor, ceiling light point, opaque UPVC double glazed window facing side aspect. Quality fitted shower room with fully tiled walls with corner shower cubicle with recessed Bristan inset shower mixer with separate adjustable shower attachment above. Low level WC with push button waste, bidet, wash hand basin with monobloc mixer tap, corner shelf display, bathroom fittings, heated bar heater, radiator with independent thermostat.

BEDROOM 1 (11' 9" x 11' 7") or (3.58m x 3.52m)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window overlooking front garden aspect, radiator beneath with independent thermostat. TV aerial point, power points, two way bedroom light switching.

BEDROOM 3 (11' 5" x 9' 9") or (3.49m x 2.97m)

An irregular shaped room with wider than average door. Coved and smooth finished ceiling, UPVC double glazed window overlooking front garden aspect, attractive circular port hole window to one side. Radiator with independent thermostat, numerous power points, TV aerial point.

OUTSIDE

Timber five bar gates provide access to gravel drive and in turn lead to:

SHOWER ROOM (6' 1" x 8' 0") or (1.86m x 2.45m)

Beautifully finished in a Wet Room style with tiling from floor to ceiling height, designed for wheelchair access with modern low level WC with push button waste, pedestal wash hand basin with monobloc mixer tap with movement sensor mirror light with concealed lighting. Corner shelf display, radiator, pull across shower curtain provides access to large walk-in Wet Room area with Bristan thermostatically controlled shower mixer with separate shower attachment to adjacent wall. Ceiling extractor, two ceiling downlights, sun tube providing the internal bathroom with natural daylight.

INTEGRAL GARAGE (18' 5" x 10' 4") or (5.62m x 3.16m)

Electronically operated up and over sectional Horman door operated by remote control. The garage benefits from ceiling strip light, access to safety trip consumer unit, access to outside water tap, numerous power points, access to electric meter. Wall mounted Worcester combination gas fired central heating boiler, access to water main/stop cock, painted garage floor. The garage is plaster boarded throughout and finished in white emulsion.

FRONT GARDEN

Laid to easily maintained well kept lawn Three bar fencing to front boundary, low level box hedging, close boarded fencing to neighbouring properties, ornamental shrubs and bushes.

REAR GARDEN

The rear garden has been beautifully landscaped and is accessed either from the property or via the side gate from the front driveway. Attractively laid natural flagstone patio provides a step down to the immaculately maintained lawned garden with well stocked flower and shrub borders with ornamental water-fall feature and stream which trickles down to the rear section of the garden and is then pumped back up and re-circulated.

GARDEN ROOM (13' 2" x 13' 3") or (4.01m x 4.03m)

A self-contained chalet known as the Beach House benefits from light and power, water and is connected to mains drainage and is used by the current owner as a Holiday Chalet for friends and family. The chalet benefits from a pitched timber roof with timber clad walls and double glazed Georgian style windows to three sides benefiting from light and power with ceiling light point, numerous power points. Kitchenette area with one and a half bowl stainless steel sink with monobloc mixer tap with single drainer and fitted range of base units beneath in a light Maple finish with matching eye level cupboards above. Space for under counter fridge and door provides access to:

SHOWER ROOM

Wall light point, wall extractor, low level WC with push button flush, wall mounted wash hand basin and pull across shower curtain provides access to separate shower cubicle with electric Mira shower unit. Fully tiled with adjustable shower attachment.

GARDEN SHED

Situated to one side of the Chalet is a timber garden storage shed and there is also a colourful beach hut painted in pastel colours providing additional valuable garden storage area. To one side of the chalet is a decked area which is located at the end of the ornamental stream surrounded by gravel areas designed to a seaside beach theme, low maintenance shrubs and surrounded by close boarded fencing. Shrub borders and benefits from an outside water tap in this area. The property benefits from outside lighting and is highly recommended by the Sole Agent.

DIRECTIONAL NOTE

Head for the A35 The Cat and Fiddle Pub, turn into Ringwood Road at the side of the pub and continue until reaching Bransgore. The Three Tunns Inn will be found on the left and shortly after turn right into Poplar Lane and proceed to the top before the sharp bend and Poplar Close will be seen on the right-hand side and No. 5 is the first bungalow on the right.

PLEASE NOTE..

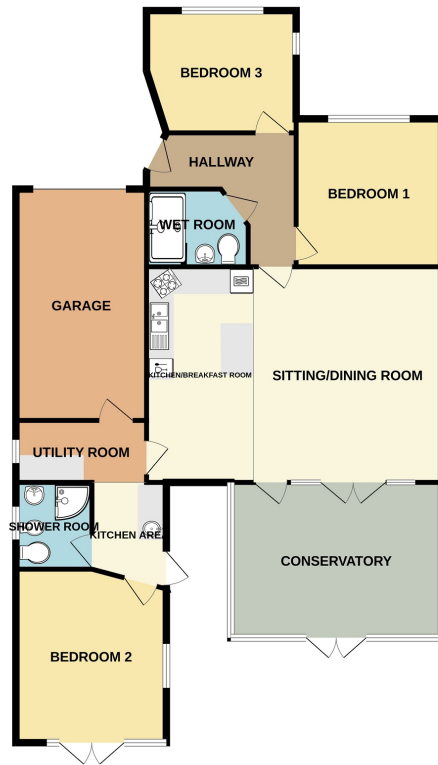
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Tenure

The resale tenure for this property is Freehold



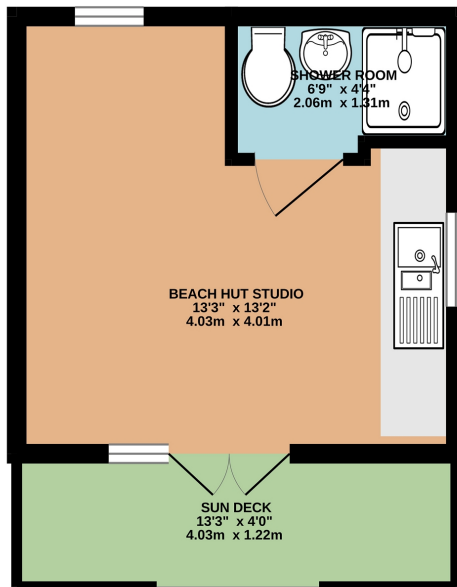
GROUND FLOOR
1466 sq.ft. (136.2 sq.m.) approx.



TOTAL FLOOR AREA: 1466 sq.ft. (136.2 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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GROUND FLOOR
174 sq.ft. (16.2 sq.m.) approx.



TOTAL FLOOR AREA: 174 sq.ft. (16.2 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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