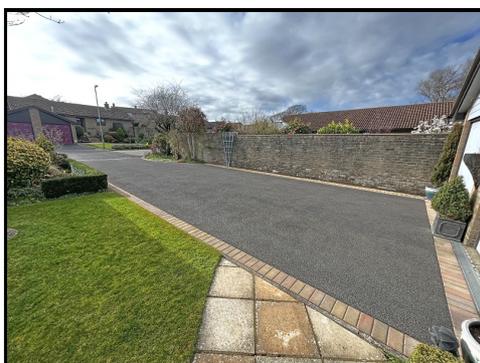
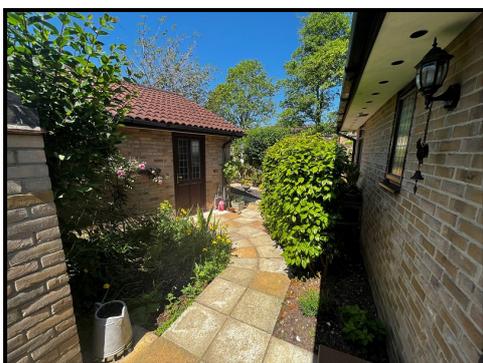




6 Glenavon, New Milton, Hampshire, BH25 6TU.

Guide Price £599,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton, Hampshire,
BH25 6DQ.
01425 625500





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A beautifully presented three bedroom detached bungalow situated within easy reach of New Milton Town Centre. The bungalow benefits from a Double Garage, South Facing Rear Garden, modern kitchen, En-Suite shower room, bathroom and Conservatory. Ample off road parking for multiple vehicles.



ENTRANCE

From the double width driveway paved path provides access to metal gate which gives access to a courtyard setting in turn leading to main front door entrance with two outside wall lanterns triggered by PIR sensor and UPVC double glazed leaded light style door provides access to:

PORCH (3' 5" X 3' 2") OR (1.05M X 0.96M)

Benefits from light, quarry tiled flooring, access to electric meter box and multi-glazed front door leads to:

ENTRANCE HALL (15' 0" X 9' 5") OR (4.56M X 2.88M)

Coved and smooth finished ceiling, mains voltage smoke detector, numerous ceiling downlights, attractive solid oak wood flooring, attractive internal panelled doors, access to safety trip consumer unit, wall mounted British Gas central heating thermostat. Access to loft with pull down loft ladder, the loft benefits from being fully boarded providing a fantastic storage space with light, skylight window and also access to the recently installed (2000 approximately) gas fired Vaillant boiler. Access to water tanks. Hallway continues with radiator, power points, door provides access to Inner hallway which also benefits from ceiling downlighter, coved and smooth finished ceiling and provides access to two bedrooms and a bathroom also a bi-fold door providing access to the airing cupboard which has a lagged hot water cylinder with slatted shelving within and also provides access to the pump for the power shower. Central heating programmer.

KITCHEN (17' 7" X 10' 4") OR (5.35M X 3.15M)

Re-fitted in 2020 to a very high specification and provides a fantastic entertaining space with two UPVC double glazed windows flooding the area with natural light overlooking the front garden and driveway. Coved and smooth finished ceiling with numerous LED downlights. Two pendant lights over the main island unit/breakfast bar which houses four chairs and pop-up power block with storage drawers and cupboards beneath. Laminated storage cupboards with chrome handles with light grey work surfaces with inset ceramic one and a half bowl sink unit with single drainer in white with swan necked mixer tap above. Fitted Neff five burner gas hob with glass splash back above and extractor above. Eye level Neff fan assisted double oven with storage cupboards above and two pan drawers beneath. Fridge/freezer to one side, roller shutter cupboard provides access to shelving and currently conceals the owners microwave, integrated full size dishwasher. Integrated washing machine, attractive vinyl cushion tiled flooring. Modern double panelled radiator with independent thermostat. Recess for wall mounted TV. Polished dark chrome switches and sockets. Comprehensive range of eye level and floor mounted storage cupboards and glazed door provides access to:

SITTING ROOM (16' 6" X 12' 4") OR (5.04M X 3.77M)

Coved and smooth finished ceiling, ceiling light point. Attractive solid oak wood flooring, TV aerial point, power points, satellite connection point. Double panelled radiator with independent thermostat. Double opening French doors provide access to South facing garden, return door to hallway and single door with double glazed windows to either side provide access to:

CONSERVATORY (11' 9" X 7' 11") OR (3.59M X 2.41M)

Of UPVC construction under a solar glass double glazed roof with door providing access to garden with numerous window openers. Conservatory benefits from power points and wall mounted electric radiator with digital panel.

BEDROOM 1 (13' 4" X 9' 9") OR (4.07M X 2.96M)

Coving to ceiling, ceiling light point, UPVC double glazed windows overlooking rear garden aspect with double panelled radiator beneath with independent thermostat, TV aerial point, panelled radiator with independent thermostat, TV aerial point, power points, built-in double opening storage wardrobe with bi-fold doors.

BEDROOM 2 (11' 1" X 10' 2") OR (3.39M X 3.09M)

Currently used as a guest bedroom with coved and smooth finished ceiling, UPVC double glazed window overlooking the rear garden. Double panelled radiator with independent thermostat. Bi-fold door provides access to built-in storage wardrobe and door provides access to:

EN SUITE SHOWER ROOM (8' 8" X 4' 7") OR (2.65M X 1.40M)

Coved and smooth finished ceiling, three ceiling downlights, ceiling extractor. Opaque double glazed window facing rear aspect. Large shower cubicle with bi-fold door and Aqualisa touch control with adjustable shower attachment. Wash hand basin with laminate work-tops surrounding. Monobloc mixer tap, storage cupboard beneath, low level WC to one side with push button waste. Wall mounted mirror with light above. Heated chrome effect towel rail, tiling to full height and fully tiled flooring.

BEDROOM 3 (9' 9" X 9' 6") OR (2.96M X 2.90M)

Coved ceiling, ceiling light point, UPVC double glazed window, panelled radiator with independent thermostat, power points.

BATHROOM (6' 8" X 6' 2") OR (2.03M X 1.89M)

Three ceiling downlights, ceiling extractor, UPVC double glazed window facing front aspect. Tiling to full height to three walls, modern white suite comprising panelled enclosed shower bath with mixer tap and separate shower mixer above bath with oval shaped shower screen. Low level WC with concealed cistern with push button flush. Wash hand basin with monobloc mixer tap and vanity unit beneath. Two heated chrome effect towel rails, Vinyl cushioned flooring.

OUTSIDE

Recently re-laid double width Tarmac drive with attractive block edging provides access to the double garage and driveway provides off road parking for approximately five vehicles and benefits outside security floodlight with shrub borders and lawned area located between the driveway and property. The gardens are beautifully maintained with attractive brick wall and arched metal gate providing access to the main front door area which continues to provide access to the Garage door side entrance, outside water tap. Greenhouse and concealed washing line area behind the garage. Second wrought iron gate provides secure access to the rear garden.

GARAGE (18' 8" X 18' 6") OR (5.68M X 5.64M)

Of brick construction under a pitched and tiled roof with electronically operated single door with second door being manually operated. Grey painted garage floor. Light and power with glazed window facing rear aspect.



REAR GARDEN

Access to outside gas meter box. Rear garden benefits from a South/Westerly aspect and is well screened from any neighbouring properties, enclosed by close boarded fencing with concrete posts. The garden is laid to lawn with large wood decked area adjoining the Sitting Room area providing a fantastic sunny outside entertaining space. Two outside wall lanterns operated by PIR sensor, outside water tap, paved path adjoins the main lawned area with shrubs and bushes providing an easy to maintain garden. The property is in fantastic condition inside and out.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and take approximately 5th turning right into Caird Avenue. take the first turning right into Inglewood Drive and first left into Glenavon.

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.

COUNCIL TAX

The council tax for this property is band E.

EPC RATING

The EPC rating for this property is TBC.

GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



ROSS NICHOLAS AND COMPANY

TOTAL FLOOR AREA: 1043 sq ft. (96.9 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.