



3 Ellingham Road, Barton on Sea, New Milton, Hampshire. BH25 7RB

£570,000



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

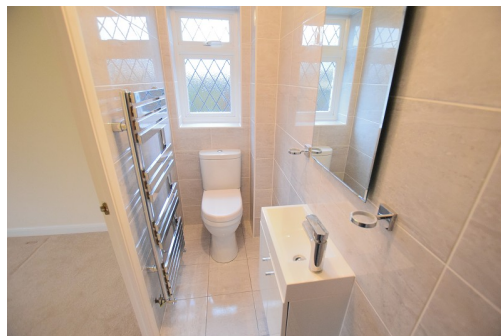




3 Ellingham Road, Barton on Sea, New Milton, BH25 7RB

£570,000

A well presented modern detached three bedroom bungalow situated in a sought after location within walking distance of Barton on Sea cliff top and adjacent to green space with mature evergreen trees. The property benefits from a South/Westerly easy to manage rear garden which has been maintained by professional gardener with mature shrubs and bushes. Integral garage and off road parking. Bathroom, En-Suite Shower Room, Kitchen/Breakfast Room, spacious Sitting room/Dining room.



ENTRANCE HALL (12' 11" X 6' 6") OR (3.93M X 1.97M)

Spacious Entrance Hall accessed via UPVC double glazed door with matching side screen and outside light. Coved and textured ceiling, two ceiling light points, mains voltage smoke detector, access to loft via roof hatch, radiator with independent thermostat, power points, telephone point, door to airing cupboard with Megaflow hot water tank, digital programmer to one side and slatted shelving above, multi-glazed door provides access to:

SITTING ROOM/DINING ROOM (19' 7" X 13' 0") OR (5.97M X 3.95M)

Coved and textured ceiling, two ceiling light points, double opening French Doors with matching side screens provide access to patio and rear garden. Dining area has a radiator with independent thermostat and power points. Sitting room area benefits from a electric Focal Point coal effect fire, TV aerial point, power points, additional double glazed window and radiator. Gas point available if required.



KITCHEN/BREAKFAST ROOM (15' 1" X 10' 6") OR (4.60M X 3.20M)

Coved and textured ceiling, ceiling light point, comprehensive range of eye level and floor mounted kitchen units in gloss white. Opaque UPVC double glazed window overlooking rear garden aspect which is West facing. Worktops with matching upstands with tiled splash backs above. Fitted Bosch four ring ceramic hob with Bosch extractor above. Eye level Bosch double oven, storage cupboards above and beneath with pantry cupboard to one side. Integrated fridge and freezer, space and plumbing for automatic washing machine, space for full size dishwasher, opaque double glazed door facing side aspect providing access to side patio, rear garden, side gate and outside water tap. Vinyl cushion flooring, numerous power points. Single bowl sink unit with single drainer in white enamel finish with swan necked mixer tap above in chrome. Cutlery drawers, pan drawers, single panelled radiator with independent thermostat, space for breakfast table.



BEDROOM 1 (13' 1" X 11' 10") OR (3.99M X 3.60M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing front garden aspect with radiator beneath with independent thermostat, mirror fronted bi-fold wardrobe with shelf and hanging rail within. Door provides access to:

EN SUITE SHOWER ROOM (9' 1" X 2' 11") OR (2.76M X 0.89M)

Ceiling extractor, UPVC double glazed window facing side aspect. Modern white suite comprising low level WC with push button flush, wall mounted wash hand basin with monobloc mixer tap and vanity unit beneath, wall mounted mirror above. Heated chrome effect towel rail and tiled floor provides access to shower area with level floor with drain, thermostatic shower mixer, adjustable shower attachment, overhead rainwater shower.



BEDROOM 2 (10' 6" X 11' 2") OR (3.20M X 3.40M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing front aspect with independent thermostat, power points, TV aerial point, mirror fronted bi-fold door provides access to wardrobe with hanging space and shelf above.

BEDROOM 3 (11' 2" X 9' 6") OR (3.40M X 2.90M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing rear garden aspect with radiator with independent thermostat beneath.

BATHROOM (9' 1" X 5' 0") OR (2.77M X 1.52M)

Modern white suite comprising panelled enclosed bath with mixer taps and separate shower mixer above. Rainwater Shower, fully tiled walls to two walls, low level WC with push button flush, wash hand basin with monobloc mixer taps with vanity unit beneath and mirror fronted medicine cabinet above with lighting. Tiled flooring, opaque double glazed window facing side aspect, ceiling extractor, chrome effect heated towel rail.

OUTSIDE

Block paved drive provides off road parking for at least two vehicles and in turn leads to the attached single garage. Front garden is laid to level lawn with ornamental bushes and shrub borders, outside light, outside security floodlight illuminates the front driveway area, access to meter boxes and gate provides access to rear garden.

GARAGE (16' 4" X 9' 1") OR (4.98M X 2.77M)

Remote controlled electronically operated sectional door. The garage benefits from ceiling light, plastered ceiling, Modern Glow Worm gas fired central heating boiler. Access to fuse box, power points.

REAR GARDEN

Easy to maintain South/Westerly rear garden enclosed by close boarded fencing to most sides with the remainder being enclosed by panelled fencing. Patio adjoins the rear of the property. Two outside light points, property benefits from plastic fascias and soffits. Recently installed timber garden storage shed to one side benefiting from double opening doors and double glazed windows. Gravel side garden area with additional outside water tap.

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 down to the Christchurch/Lymington Road A337 and turn right proceeding until reaching Western Avenue on the left taking the second turning right into Ellingham Road.

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 is D65

GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA: 1239 sq.ft. (115.1 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.

Made with Metropix ©2024

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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.