



33 Woodlands Park, Stopples Lane, Hordle, Hampshire. SO41 0JB

Guide Price £274,950



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





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A stunning brand new Omar Image park home 40 x 20 situated on a highly sought after site and offering numerous features including Sitting Room, Dining Room, Kitchen, walk-in Dressing Room, En-Suite Shower Room, Main Bathroom, UPVC double glazing, gas fired central heating, landscaped gardens, off road parking, 10 year warranty and part exchange considered.



ENTRANCE

UPVC double glazed front door provides access to Entrance Lobby, recessed light, seat and coat hooks, open way through to:

DINING ROOM (12' 5" X 9' 4") OR (3.79M X 2.85M)

Aspect to the side elevation through UPVC double glazed window. Vaulted ceiling, recessed lighting, two panelled radiators, open way through to Kitchen.

KITCHEN (12' 5" X 9' 6") OR (3.79M X 2.90M)

Aspect to the side elevation through UPVC double glazed windows, obscure UPVC double glazed door providing access onto side elevation. Vaulted ceiling, recessed lighting, smoke detector and CO₂ detector. Single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Integrated dishwasher, four ring Bosch gas hob with extractor fan over. Additional work surface with washing machine beneath. Fitted stainless steel electric oven with storage above and beneath. Integrated full height fridge/freezer, cupboard housing Worcester/Bosch gas fired boiler, eye level storage cupboards, part tiled wall surrounds, power points.



SITTING ROOM (18' 10" X 10' 11") OR (5.75M X 3.33M)

Aspect to both front and side elevations through UPVC double glazed windows. Vaulted ceiling, recessed lighting, smoke detector, panelled radiator, power points, TV connections for wall hung television. Electric flame effect fire with display niches either side with shelving.

INNER HALL

Smooth finished ceiling, smoke detector, carbon monoxide alarm.

BEDROOM 1 (9' 3" X 8' 9") OR (2.81M X 2.66M)

Aspect to the side elevation through UPVC double glazed window. Recessed lighting, panelled radiator with range of power points.

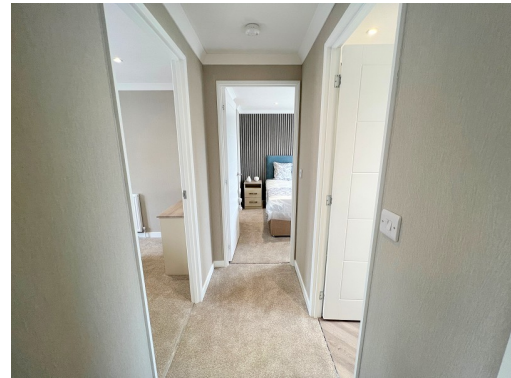


DRESSING ROOM (6' 4" X 4' 0") OR (1.93M X 1.21M)

Two large double wardrobe units with hanging rails and shelving. Door providing access to:

EN SUITE SHOWER ROOM (5' 4" X 6' 1") OR (1.63M X 1.85M)

Obscure UPVC double glazed window to side, recessed lighting, part tiled wall surrounds with corner shower cubicle and thermostatically controlled shower unit, low level WC, wash hand basin with monobloc mixer tap, storage cupboards beneath and mirror over. Heated towel rail.



BEDROOM 2 (9' 0" X 9' 1") OR (2.75M X 2.77M)

Aspect to the side elevation through UPVC double glazed window. Recessed lighting, panelled radiator, range of power points, TV connections for wall hung television.

BATHROOM (6' 2" X 5' 7") OR (1.89M X 1.70M)

Obscure UPVC double glazed window to side. Recessed lighting, panelled bath unit with tiled surround. Monobloc mixer tap and thermostatically controlled shower over. Folding shower screen, low level WC, wash hand basin with monobloc mixer tap, mirror over and storage drawers beneath, heated towel rail.



OUTSIDE

There will be an allocated parking space and the gardens will be landscaped.

PITCH FEE

Pitch fee is £295.37 per month

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 cross over at the traffic lights into Ashley Road and continue until reaching the village of Hordle. When arriving at Stopples Lane on the right turn into this road and Woodlands Site will be found on the left.

PLEASE NOTE

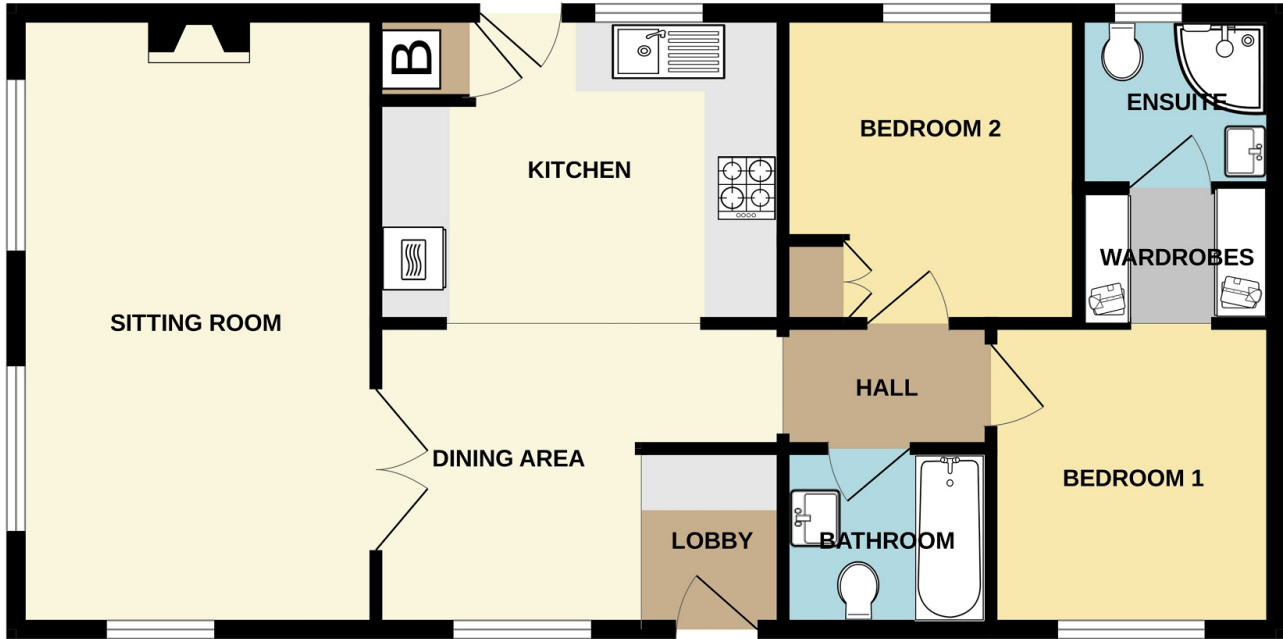
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

COUNCIL TAX

The council tax for this property is band A



GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 724 sq.ft. (67.3 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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