



**5 Belmont Road, Ashley, Hampshire. BH25 5AZ**

**Guide Price £547,500**



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





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A spacious character 3/4 bedroom detached house located in a popular residential area and enjoying numerous features including Entrance Hall, Sitting Room, Family Room/Bedroom Four, Kitchen, Dining/Conservatory, En-Suite Shower Room, UPVC double glazing, gas fired central heating, off road parking, Garage, Gardens, Vacant possession, Sole Agents.



## ENTRANCE HALL (15' 7" X 6' 0") OR (4.75M X 1.82M)

Access via composite front door, obscure UPVC double glazed window to front, staircase to first floor landing, panelled radiator, power points, two ceiling light points, under stairs storage cupboard. Oak flooring.

## CLOAKROOM

Low level WC, wall hung wash hand basin, panelled radiator, consumer unit and electric meter.

## SITTING ROOM (11' 7" X 15' 2") OR (3.53M X 4.62M)

Aspect to the front elevation through UPVC double glazed bay window. UPVC double glazed bay window to side, additional obscure UPVC double glazed window to side. Panelled radiator, power points, TV aerial point, telephone point, Oak flooring.

## FAMILY ROOM/BEDROOM 4 (12' 1" X 11' 6") OR (3.68M X 3.51M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, TV aerial point, power points, open fireplace with ornate surround, stone hearth and ornate mantel.

## KITCHEN (16' 1" X 10' 0") OR (4.90M X 3.04M)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, one and a half bowl ceramic sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath. Fitted Elan Range cooker with gas cooker with gas hob and large Rangemaster extractor fan over. Part tiled wall surrounds, eye level storage cupboards, integrated dishwasher. Recess for American Fridge/Freezer. Oak flooring. Storage cupboard with shelving and open way through to:

## UTILITY ROOM

Work surface and recess for washing machine and tumble dryer, recessed lighting, obscure UPVC double glazed and double opening French doors providing access onto rear garden. Oak flooring.

## CONSERVATORY (9' 6" X 7' 11") OR (2.90M X 2.42M)

Conservatory/Dining Room. Blue glass roof, ceiling light, blinds, Oak flooring, panelled radiator, power points, double opening doors providing access onto patio and garden beyond.

## FIRST FLOOR LANDING

Aspect to the front elevation through UPVC double glazed window. Panelled radiator, hatch to loft area with pull down ladder.

## BEDROOM 1 (11' 9" X 11' 7") OR (3.58M X 3.52M)

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

## EN SUITE SHOWER ROOM (3' 1" X 11' 7") OR (0.94M X 3.53M)

Part tiled wall surrounds, low level WC, pedestal wash hand basin with monobloc mixer tap. Heated towel rail, tiled flooring, large walk-in shower cubicle with glazed screen and thermostatically controlled shower unit.

## BEDROOM 2 (15' 7" X 9' 5") OR (4.75M X 2.87M)

Aspect to both side and rear elevations through UPVC double glazed windows. Smooth finished ceiling, ceiling light, panelled radiator, power points.

## BEDROOM 3 (12' 0" X 11' 7") OR (3.65M X 3.53M)

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

## BATHROOM (6' 8" X 7' 0") OR (2.04M X 2.13M)

Obscure UPVC double glazed window to rear. Smooth finished ceiling, ceiling light, part tiled wall surrounds, panelled bath unit with monobloc mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin with monobloc mixer tap, low level WC, tiled flooring, heated towel rail, smooth finished ceiling, ceiling light.

## OUTSIDE

The front elevation is mainly laid to lawn with shrub and flower beds. A driveway extends along the side elevation with parking for approximately seven cars and access to:

## DETACHED GARAGE

Pitched roof, double opening doors, power and light.

## REAR GARDEN

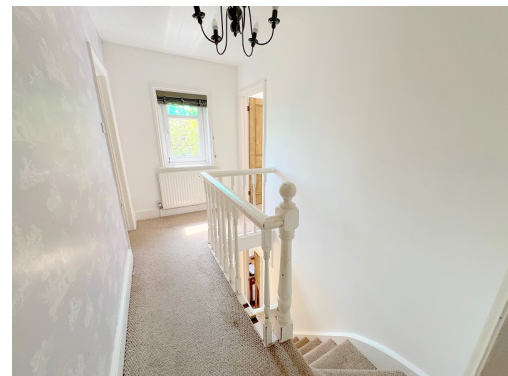
Enclosed behind both brick walling and fencing. There is a paved patio area adjoining the rear of the property with a recessed raised decking area to provide seclusion. The remainder of the garden is mostly laid to lawn with a selection of shrub and flower beds and there is an additional paved patio located to the rear boundary.

## 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 continue until reaching the traffic lights at Ashley turn left then second left into Belmont Road



## PLEASE NOTE

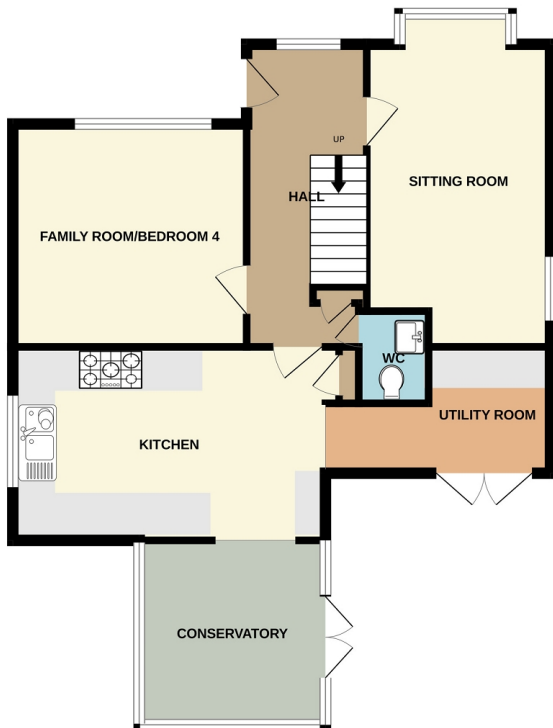
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

## COUNCIL TAX

The council tax for this property is band E



GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1289 sq.ft. (119.8 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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