



98 Brook Avenue North, New Milton, Hampshire. BH25 5HF

£649,950



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 625 500





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A superb spacious four bedroom detached bungalow located in a sought after area within easy reach of New Milton Town Centre. The bungalow benefits from a tranquil beautifully laid out rear garden and offered with no onward chain.



ENTRANCE PORCH (8' 5" X 3' 5") OR (2.56M X 1.05M)

Outside light illuminates the front door entrance area with UPVC double glazed door providing access to the Entrance Porch. Attractive leaded light windows to two sides with window openers, laminate wood effect cushioned flooring, radiator with independent thermostat, ceiling light and leaded light door provides access to:

ENTRANCE HALL (22' 10" X 16' 0") OR (6.96M X 4.88M)

Larger than average and could easily be a Dining Hall with coved and smooth finished ceiling, access to loft via roof hatch, two ceiling light points, mains voltage smoke detector, two double panelled radiators but with independent thermostats, power points, TV aerial point, wall mounted digital Worcester central heating thermostat, telephone point, cupboard provides access to electric meter and safety trip consumer unit, double opening multi-glazed doors provide access to:

SITTING ROOM (18' 4" X 11' 6") OR (5.58M X 3.51M)

Coved and smooth finished ceiling, ceiling light point. Dual aspect room with large double glazed window facing front garden aspect and driveway with additional double glazed window facing side aspect which is eye level. Attractive fireplace surround with inset coal effect electric fire, TV aerial point, power points, telephone point, double panelled radiator with independent thermostat.

KITCHEN BREAKFAST ROOM (14' 8" X 12' 6") OR (4.48M X 3.80M)

Coved and smooth finished ceiling, three ceiling light points, UPVC double glazed window in kitchen area with double opening French doors in Dining Area providing direct access to the garden. Comprehensive range of eye level and floor mounted gloss cream fronted kitchen units with stainless steel style handles with wood block effect laminated roll top work surfaces with attractive tiled splash backs. Power points, telephone point, TV aerial point, fitted five burner stainless steel gas hob with extractor canopy above. Eye level double oven and grill with storage cupboard above and storage drawers beneath. Adjoining pull out spice rack with adjoining integrated fridge and freezer to one side. Full size dishwasher, numerous cutlery drawers and pan drawers, easy access corner cupboards, one and a half bowl stainless steel sink with single drainer and monobloc mixer tap, eye level microwave oven, wine rack, upright radiator with independent thermostat, heat detector, glazed display cabinets.

UTILITY ROOM (10' 0" X 4' 11") OR (3.06M X 1.50M)

Coved and smooth finished ceiling, ceiling strip light, ceiling extractor, UPVC double glazed door with opaque glass and matching side screen with window opener to side passage. Comprehensive range of eye level and floor mounted storage units one of which houses the gas fired central heating boiler. Stainless steel sink with single drainer, space and plumbing for automatic washing machine and tumble dryer. Power points, radiator with independent thermostat, laminate wood effect flooring.

BEDROOM 1 (12' 2" X 12' 3") OR (3.72M X 3.74M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear garden aspect with radiator beneath with independent thermostat, power points, range of fitted wardrobes to one wall, door provides access to:

EN-SUITE SHOWER ROOM (8' 6" X 3' 0") OR (2.60M X 0.92M)

Two LED downlights, ceiling extractor, opaque UPVC double glazed window facing side aspect. Bi-fold door provides access to shower cubicle with shower mixer bar with adjustable shower attachment and overhead rainwater shower. Wall mounted wash hand basin with monobloc mixer tap with pop-up waste with tiled splash back, low level WC with push button flush, heated towel rail to one side with independent thermostat. Tiled flooring.

BEDROOM 2 (13' 6" X 11' 2") OR (4.12M X 3.40M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window overlooking front garden aspect with double panelled radiator beneath, power points, range of fitted wardrobes. TV aerial point.

BEDROOM 3 (12' 6" X 10' 0") OR (3.82M X 3.06M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window overlooking rear garden aspect with double panelled radiator beneath with independent thermostat. Power points, telephone point, TV aerial point, range of fitted wardrobes.

BEDROOM 4 (10' 11" X 7' 5") OR (3.34M X 2.27M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing side driveway aspect (South) with double panelled radiator and independent thermostat, power points.

BATHROOM

Coved and smooth finished ceiling, four ceiling downlights, ceiling extractor, opaque UPVC double glazed window facing side aspect. Modern white suite comprising panelled enclosed bath with twin hand grips with mixer taps and shower attachment. Separate corner shower, accessed by sliding glazed doors, shower mixer bar with shower attachment with overhead rainwater shower. Shower cubicle fully tiled. Low level WC with push button flush, pedestal wash hand basin with monobloc mixer tap with pop-up waste with tiled splash back, shelf and mirror above. Heated chrome effect towel rail, tiled floor.

OUTSIDE

Double opening five bar gate provides access to attractive shaped gravel drive with bricklet edging providing edging to the shaped level lawn which then leads onto the shaped flower and shrub borders providing screening from neighbouring properties as well as the Purbeck stone low level brick walling to the front boundary with picket fencing. Two outside lights illuminate the driveway area and double opening timber gates provide the secure access to the side driveway where the garage is located and provides an ideal area for storing a motor home or trailer which is secure and out of the way. Gravel path from the driveway provides access to the side gate providing easy access to all four sides of the bungalow with additional outside light.

GARAGE (15' 5" X 9' 3") OR (4.71M X 2.81M)

Accessed via electronically operated up and over door with UPVC double glazed door providing access to rear garden. Glazed window to rear aspect, garage is of brick construction under a pitched and tiled roof and benefits from light and power.



REAR GARDEN

The rear garden is a particular feature of the property with a large level patio adjoining the property with step down to the level lawned garden with gravel path providing access to the corner Summerhouse. The garden is enclosed by panelled fencing to all three sides and is well screened by shrubs and bushes providing a peaceful idyllic quiet setting and is well screened from any neighbouring properties. The rear patio is illuminated by four outside wall lanterns, outside double power point, outside water tap. Gravel path provides access to Utility Room door which is lit by outside wall light. The property benefits from plastic soffits and fascias.



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 turn left at the traffic lights into Station Road and proceed over the railway bridge and take the second turning right into Brook Avenue North.

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.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

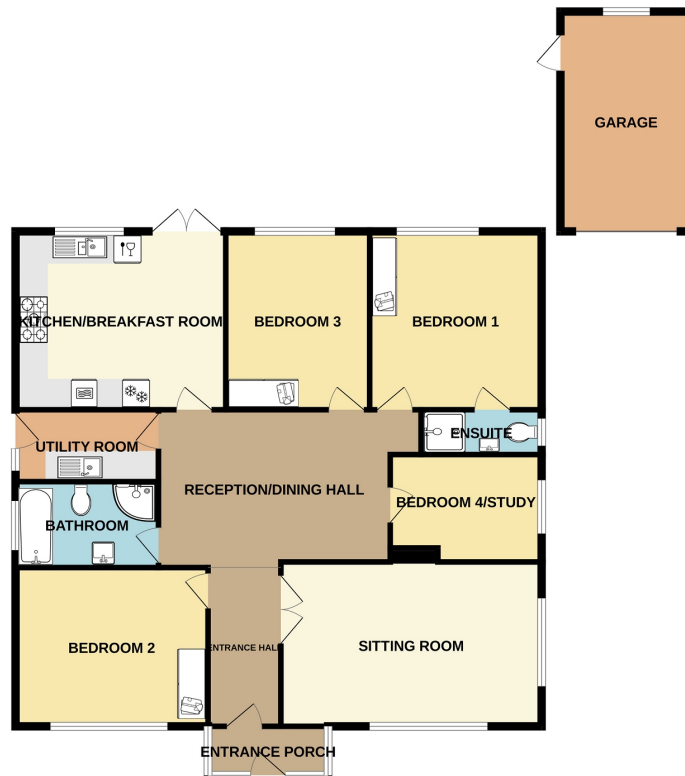
TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is

GROUND FLOOR
1453 sq.ft. (135.0 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA: 1453 sq.ft. (135.0 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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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.