



2 Grasmere Gardens, New Milton, Hampshire. BH25 5HZ

Guide Price £599,950



Ross Nicholas & Company Limited
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A substantial spacious and versatile 4 bedroom detached house set in a quiet cul-de-sac location with a larger than average south westerly facing garden. Features of the property include Annexe potential, Sitting room, dining room, kitchen/breakfast room, study, ground floor bedroom with en-suite, cloakroom, main bathroom and garage.



ENTRANCE HALL

Accessed via double glazed front door with matching sides screen, staircase to first floor landing, panelled radiator, ceiling light, smoke detector, telephone point and power points. Door providing access to:

INNER HALL

Ceiling light, coat hooks, panelled radiator.

CLOAKROOM

Obscure double glazed window to side. Low level WC, wash hand basin with monobloc mixer tap, tiled splash back with storage beneath. Wall mounted mirror and light, panelled radiator.

SITTING ROOM (17' 5" X 16' 2") OR (5.32M X 4.92M)

Aspect to the front elevation through double glazed windows. Ceiling light, recessed light, feature flame effect gas fire set into a brick surround, tiled hearth and wooden mantel, power points, TV aerial point, panelled radiator, open way through to:

DINING ROOM (12' 0" X 10' 9") OR (3.66M X 3.28M)

Sliding UPVC double glazed patio doors with matching side screen providing both views and access onto rear garden and patio. Ceiling light, double panelled radiator, power points, door leading to:

KITCHEN/BREAKFAST ROOM (19' 0" X 10' 10") OR (5.80M X 3.30M)

Aspect to the rear and side elevations through double glazed windows. Two and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath. Recess for full height fridge/freezer and integral dishwasher. Fitted Miele stainless steel electric oven with Miele microwave combo over and Miele hot plate beneath. Fitted Miele induction hob with extractor fan over. Part tiled wall surrounds, eye level storage cupboards, power points. Breakfast table with seating for 3 - 4, storage cupboards with display shelving and wine rack to one side. Recess for tumble dryer, washing machine and threequarter height fridge/freezer, additional eye level storage cupboard, double panelled radiator, programmer and time clock for central heating, door providing access to Inner Hall and additional double glazed door providing access to side elevation. Recessed lighting, ceiling light, hatch to loft area.

GROUND FLOOR BEDROOM (17' 2" X 11' 0") OR (5.24M X 3.36M)

Bedroom One situated on ground floor, aspect to rear and side elevations through double glazed windows. Wall light points, hatch to loft area, double panelled radiator, power points. Fitted wardrobes comprising two double units one of which has mirror fronts, hanging rails and shelf.

EN SUITE SHOWER ROOM

Fully tiled wall surround, low level WC, wash hand basin with monobloc mixer tap, storage cupboards beneath and large mirror fronted cabinet with lighting. Recessed shower cubicle with glazed door. Thermostatically controlled shower unit and external controls. Heated towel rail. Skylight cylinder providing natural light and recessed lighting.

STUDY (11' 0" X 7' 5") OR (3.36M X 2.25M)

Aspect to the front elevation through double glazed window. Recessed lighting, panelled radiator, power points, wall mounted storage cupboards with display shelving. Fitted desk with chest of drawers beneath.

FIRST FLOOR LANDING

Aspect to the side elevation through double glazed window, ceiling light, smoke detector, hatch to loft area with pull down ladder, broom cupboard with coat hooks and further storage over.

BEDROOM 2 (14' 0" X 10' 9") OR (4.27M X 3.28M)

Aspect to the rear elevation through two double glazed windows. Ceiling light, double panelled radiator, power points, recessed wardrobes comprising one single and one double unit with hanging rails and shelf over.

BEDROOM 3 (14' 0" X 10' 8") OR (4.27M X 3.24M)

Aspect to the front elevation through two double glazed windows. Ceiling light, double panelled radiator, power points, recessed wardrobe comprising one double and one single unit.

BEDROOM 4 (9' 6" X 7' 2") OR (2.90M X 2.18M)

Aspect to the front elevation through double glazed window. Ceiling light, panelled radiator, power points, fitted wardrobe with storage over and additional storage with shelving.

BATH/SHOWER ROOM (9' 6" X 8' 1") OR (2.90M X 2.47M)

Obscure UPVC double glazed window to rear. Recessed lighting, fully tiled wall surrounds complimenting the white suite comprising bath unit with monobloc mixer tap, wash hand basin with monobloc mixer tap with storage beneath, low level WC with concealed cistern. Large triple mirrored cabinet with light. Corner shower cubicle with sliding glazed shower screen and thermostatically controlled shower. Heated towel rail, double airing cupboard housing high pressure water cylinder with storage over.

OUTSIDE

The front elevation is mainly laid to lawn with shrub and flower beds including Lavender and a brick paved driveway provides off road parking for approximately three cars and access to:

GARAGE

Attached garage with remote controlled up and over door, power and light. Water tap. Double doors providing access to the rear where there is a covered area with brick paving which continues leading to rear garden.

COUNCIL TAX

The council tax for this property is band E



REAR GARDEN

The garden is larger than average being a South/Westerly aspect. Mainly laid to lawn with a selection of shrub and flower beds. The gardens are enclosed behind close board fencing and there is a brick paved patio area extending along the rear of the property. outside lighting.

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 into Station Road and proceed over the railway bridge taking the second turning right into Brook Avenue following the road road into Brook Avenue North. Proceed almost to the end turning right into Derwent Road then first left into Grasmere Gardens.

PLEASE NOTE

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.

EPC RATING

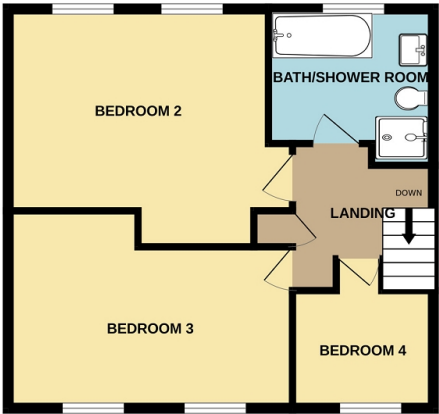
The EPC rating for this property is C73



GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1675 sq.ft. (155.6 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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