



14 Mendip Close, New Milton, Hampshire. BH25 6TY

£535,000



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BH25 6DQ
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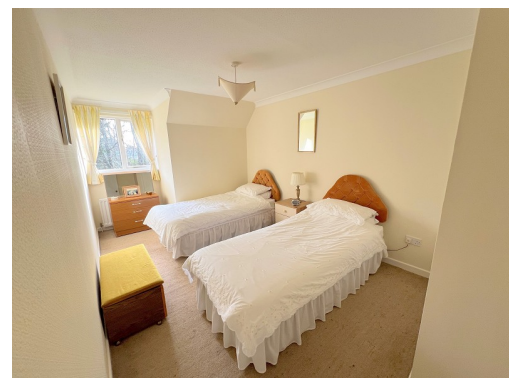




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A spacious three double bedroom detached chalet residence located in a highly sought after cul-de-sac location within a short walk of New Milton town centre. Features of the property include Entrance Porch, Entrance Hall, Sitting Room, Kitchen/Breakfast room, ground floor Bedroom with En-Suite Shower Room, two further bedrooms to first floor with main Bathroom. Wider than average gardens incorporating off road parking with room for boat/caravan, subject to size. Garage with remote control up and over door, Gas fired central heating, UPVC double glazing, Vacant possession, Sole Agents



ENTRANCE PORCH

Accessed via double opening doors, wall light, multi-panelled glazed door with matching side screens providing access to:

ENTRANCE HALL

Staircase to first floor landing, under stairs storage cupboard, double panelled radiator, power points, ceiling light, coats cupboard with folding doors, hanging rails and shelving.

CLOAKROOM (6' 8" X 3' 5") OR (2.04M X 1.04M)

Obscure double glazed window to front, low level WC, wall hung wash hand basin with tiled splash back and mirror over. Ceiling light, panelled radiator.

SITTING ROOM (15' 4" X 13' 3") OR (4.68M X 4.03M)

Aspect to the side elevation through UPVC double glazed window. Additional aspect and access through double glazed sliding patio doors providing access to rear garden. Ceiling light, two panelled radiators, feature flame effect gas fire set into a stone surround with hearth and mantel, display niches, TV aerial point, power points.

KITCHEN/BREAKFAST ROOM (15' 10" X 11' 1") OR (4.82M X 3.38M)

Aspect to front and side elevations through UPVC double glazed windows. Single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with a range of base drawers and cupboards beneath. Recess for threequarter height fridge/freezer, recess for washing machine and dishwasher, fitted electric Bosch double oven with storage above and beneath. Four ring Bosch gas hob with extractor canopy over. Eye level storage cupboards, part tiled wall surrounds, cupboard housing Vailant gas fired boiler with programmer and time clock. Ceiling lights.

BEDROOM 1 (13' 3" X 10' 9") OR (4.03M X 3.28M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, double panelled radiator, power points, fitted wardrobes comprising double unit with folding doors, hanging rails and shelf. Panelled radiator, power points.

EN-SUITE SHOWER ROOM (7' 2" X 6' 8") OR (2.18M X 2.02M)

Fully tiled wall surrounds with large walk-in shower unit with curved shower screen and thermostatically controlled shower unit with additional wall mounted jets. Pedestal wash hand basin with monobloc mixer tap, mirror and light over, low level WC, heated towel rail.

FIRST FLOOR LANDING (15' 0" X 13' 9") OR (4.58M X 4.20M)

Aspect to the front elevation through double glazed Velux window, hatch to loft area with pull down ladder, power point, double opening airing cupboard with lagged hot water cylinder and slatted shelving. Ceiling light. Eaves storage cupboard.

BEDROOM 2 (18' 4" X 11' 1") OR (5.60M X 3.38M)

Aspect to the front elevation. Ceiling light, double panelled radiator, power points. Fitted wardrobe units comprising large double unit, folding doors, hanging rail and shelving.

BEDROOM 3 (17' 3" X 9' 6") OR (5.26M X 2.90M)

Aspect to the rear elevation, ceiling light, double panelled radiator, power points, double wardrobe with hanging rail and shelf.

BATHROOM (10' 1" X 5' 6") OR (3.08M X 1.68M)

Obscure window to rear elevation. Ceiling light, part tiled wall surrounds, low level WC, panelled bath unit with monobloc mixer tap and shower attachment, pedestal wash hand basin with mirror, light and shaver point over. Mirror fronted medicine cabinet, panelled radiator.

OUTSIDE

The front garden is mostly laid to lawn with a driveway providing off road parking for approximately two cars and accessed to the detached garage.

DETACHED GARAGE

Remote control up and over door, power and light.

REAR GARDEN

Adjoining the side of the Garage is a double gate which provides off road secure parking for boat/caravan subject to size. The rear garden is one of the main features of the property and being one of the largest on the development. Mostly laid to lawn with a selection of shrub and flower beds. Paved patio area adjoining the rear boundary where there is a large Summerhouse. The garden is enclosed behind close board fencing and enjoys a Southerly aspect. Adjoining the rear of the property is a large patio area.

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 to the traffic lights and turn right into Station Road then turn left when you come to Milton Grove which leads into South Avenue and continues on to Mendip Close



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

Require a survey? Visit our website www.rossnicholas.co.uk for further information. 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

COUNCIL TAX

The council tax for this property is band E

EPC RATING

The EPC rating for this property is D65

GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS
TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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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