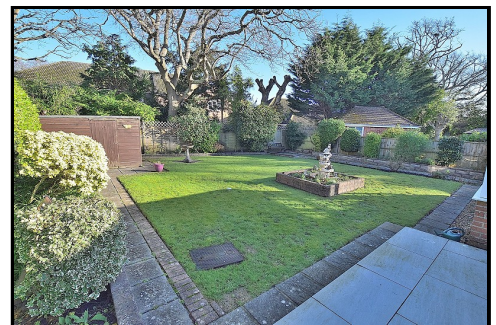




**24 Crossmead Avenue, New Milton, Hampshire. BH25 6NF**

**£550,000**



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







## 24 Crossmead Avenue, New Milton, Hampshire. BH25 6NF

### £550,000

A three bedroom detached bungalow with Sitting Room, Conservatory, 3 bedrooms, Garden Room, Bathroom and En-Suite Shower Room. Garage and Gardens. The property is located in a convenient location for New Milton Town Centre and local shops.





**ENTRANCE**

Recessed Entrance with outside light provides access to UPVC double glazed door with matching side screen in turn leading to:

**ENTRANCE HALL (22' 11" X 5' 10" MIN) OR (6.98M X 1.78M MIN)**

Coved and smooth finished ceiling, two ceiling light points, radiator with independent thermostat. Power points, wall mounted central heating thermostat, low level cupboard provides access to gas and electric meter and fuse box. Double opening doors provide access to airing cupboard housing the factory lagged hot water cylinder, Glow Worm wall mounted boiler, access to digital central heating programmer, fitted shelving, loft hatch from hallway with drop-down ladder, access to well insulated loft providing fantastic void space if required.

**SITTING ROOM (18' 3" X 10' 11") OR (5.56M X 3.32M)**

Coving to ceiling, four wall light points, UPVC double glazed window overlooking rear garden aspect. Radiator with independent thermostat, power points, TV aerial point and sliding patio doors provide access to:

**CONSERVATORY (16' 4" X 11' 3") OR (4.97M X 3.42M)**

Victorian style conservatory with ceiling light under a pitched Polycarbonate roof, UPVC double glazed windows to three sides sitting on cavity brick wall plinths. Fitted vertical blinds, numerous window openers, attractive tiled flooring and double opening doors provide access to patio.

**KITCHEN (12' 0" X 10' 10") OR (3.66M X 3.29M)**

Coving to ceiling, ceiling strip light, UPVC double glazed window facing rear aspect. Light Oak effect fronted kitchen units with laminated work top work surfaces with stainless steel sink which is twin bowl, single drainer and with swan necked mixer tap. Numerous storage cupboards and storage drawers, eye level wall units, space for under counter fridge and freezer, eye level Bosch fan assisted oven, Bosch four ring hob with extractor fan above. Tiled splash backs, power points, multi-glazed door provides access to:

**UTILITY ROOM (9' 8" X 7' 2") OR (2.95M X 2.19M)**

Ceiling light, UPVC double glazed window facing rear aspect. Stainless steel one and a half bowl sink unit with single drainer with swan necked mixer tap with storage cupboards above and below. Space for upright fridge/freezer, space and plumbing for automatic washing machine and tumble dryer door to outside passage leading to garage and door leads to:

**GARDEN ROOM (12' 11" X 7' 10") OR (3.94M X 2.38M)**

Ceiling light, wall mounted electric heater, UPVC double glazed window facing side aspect, floor to ceiling height double glazed window facing rear garden aspect with double glazed door providing access to patio. Pitched roof with Polycarbonate tongue and grooved cladding beneath. Door provides access to:

**SHOWER ROOM (7' 2" X 3' 5") OR (2.19M X 1.04M)**

Ceiling light, wall mounted extractor, corner shower cubicle with Venturi shower mixer unit. Low level WC with push button flush, wall mounted wash hand basin, tiling to full height and tiled flooring.

**BEDROOM 1 (14' 10" X 12' 0") OR (4.53M X 3.65M)**

Coving to ceiling, ceiling light point, UPVC double glazed bay window facing front aspect, radiator with independent thermostat. His and hers bedside lights, door provides access to:

**EN SUITE SHOWER ROOM (10' 4" X 3' 10") OR (3.16M X 1.17M)**

Ceiling light, opaque UPVC double glazed window facing side aspect, low level WC, wash hand basin with vanity unit beneath, wall mounted mirror and strip light above. Corner shower cubicle providing access to shower unit.

**BEDROOM 2 (11' 11" X 11' 11") OR (3.64M X 3.63M)**

Coving to ceiling, ceiling light point, UPVC double glazed bay window facing front aspect. Fitted wardrobes to one wall with bed recess with his and hers bedside units, radiator with independent thermostat. Shower cubicle to one corner with wall mounted electric shower.

**BEDROOM 3 (12' 4" X 11' 11") OR (3.76M X 3.64M)**

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing side aspect, double panelled radiator with independent thermostat, power points.

**BATHROOM (6' 10" X 6' 3") OR (2.08M X 1.90M)**

Coving to ceiling, ceiling light, opaque UPVC double glazed window facing side aspect. White Jacussi style bath with mixer taps and shower attachment, foldaway shower screen, low level WC, pedestal wash hand basin, heated towel rail with independent thermostat, fully tiled walls, ceiling extractor.

**OUTSIDE**

Double opening wrought iron gates provide access to block paved drive and provides parking for numerous vehicles and in turn leads to:

**GARAGE (17' 9" X 9' 11") OR (5.42M X 3.01M)**

Single garage accessed via up and over door benefiting from light and power with personal door providing access to the outside passage.

**FRONT GARDEN**

Purbeck stone cavity brick walling to front boundary. Panelled fencing to side boundary. Block paved path provides access to side gate, front garden is laid to lawn with shrub borders to one side.



## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## REAR GARDEN

Recently re-laid patio adjoins the property and steps down to the level lawned garden with garden path providing access to the sizeable storage shed to one corner and further sun patio to the remaining corner. Raised shrub borders making the garden easy to maintain, enclosed by panelled fencing and hedging. Outside water tap, external power point.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road and continue past Gore Road on the right and Crossmead Avenue will be found shortly on the left.

## PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixture, 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](http://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.

## EPC RATING

The EPC rating for this property is band D. Certificate number 5620 - 2028 - 0419 - 0007 - 1543



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA: 1683 sq.ft. (156.4 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.

Made with Metropix 12/025

**Ross Nicholas & Company Limited**  
**9 Old Milton Road, New Milton. Hampshire. BH25 6DQ**  
**01425 625 500**  
**[sales@rossnicholas.co.uk](mailto:sales@rossnicholas.co.uk)**

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.