



30 Larch Close, Hordle, Lymington, Hampshire. SO41 0GX

Guide Price £389,950



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





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A very well presented and extended three bedroom house located in a popular residential area within a short walk of local shopping parade and within the heart of the semi-rural village of Hordle. Features of the property include Entrance Porch, Office/Bedroom Four, Sitting Room, Dining Room, Study, Kitchen, Breakfast Room, Loft room with fixed paddle stair, off road parking for two cars, gardens, UPVC double glazing. Gas fired central heating.



ENTRANCE PORCH

Accessed via a composite front door. Aspect to the side elevation through UPVC double glazed window. Ceiling light, sliding door providing access to:

BEDROOM 4/STUDY (14' 2" X 6' 11") OR (4.32M X 2.11M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, wall mounted electric heater.

SITTING ROOM (14' 1" X 11' 1") OR (4.28M X 3.37M)

Aspect to the front elevation through UPVC double glazed window, panelled radiator, smooth finished ceiling, recessed fireplace with stone hearth and Oak mantel and connections for wall hung TV. Power points, doorway and stairs to first floor landing, open way through to:

DINING ROOM (9' 4" X 8' 2") OR (2.84M X 2.50M)

Smooth finished ceiling, recessed lighting, double panelled radiator, power points, open way through to:

STUDY (7' 6" X 6' 10") OR (2.29M X 2.08M)

Double glazed Velux window and double opening UPVC French doors providing access onto rear garden, double panelled radiator, power points, telephone point.

KITCHEN (11' 1" X 6' 9") OR (3.38M X 2.07M)

Aspect to the rear elevation through UPVC double glazed window with two double glazed Velux windows providing additional natural light. Single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a working surface with range of base drawers and cupboards beneath, recess for washing machine and tumble dryer. Eye level storage cupboards, recess for gas cooker with stainless steel extractor fan over. Ceiling lights, open way through to:

BREAKFAST ROOM (10' 8" X 9' 0") OR (3.24M X 2.74M)

Additional work surfaces with base cupboards beneath and recess for dishwasher and full height fridge/freezer, eye level storage cupboards, power points, double panelled radiator, ceiling light.

FIRST FLOOR LANDING

Smooth finished ceiling, ceiling light, fixed paddle staircase providing access to second floor loft room.

BEDROOM 1 (11' 8" X 9' 4") OR (3.56M X 2.84M)

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, panelled radiator, power points, recessed triple wardrobes with sliding doors, hanging rails and shelving.

BEDROOM 2 (12' 1" X 9' 5") OR (3.68M X 2.88M)

Aspect to the front elevation through UPVC double glazed windows, smooth finished ceiling, ceiling light, panelled radiator, power points, large corner wardrobe unit with hanging rails and shelving.

BEDROOM 3 (9' 6" X 8' 11") OR (2.89M X 2.73M)

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

SEPARATE WC (3' 1" X 6' 2") OR (0.93M X 1.89M)

Smooth finished ceiling, ceiling light, low level WC with concealed cistern and storage cupboard over. Open way through to:

BATHROOM (7' 8" X 5' 7") OR (2.34M X 1.71M)

Obscure UPVC double glazed window to rear. Smooth finished ceiling, ceiling light, extractor fan. P shaped bath unit with wall mounted thermostatically controlled shower over and curved shower screen. Heated towel rail, wash hand basin with monobloc mixer tap and range of storage cupboards beneath and display unit to side. Eye level storage cupboard with central mirror and part tiled wall surrounds.

SECOND FLOOR LANDING

Aspect to the rear elevation via roof light, recessed light and wall light. Door providing access to eaves storage area and door leading to loft room.

LOFT ROOM (11' 5" X 10' 6") OR (3.47M X 3.20M)

Two double glazed Velux windows to rear providing natural light, panelled radiator. TV connections for wall hung TV, power points, additional eaves storage cupboards and central double opening large storage cupboard with Vaillant gas fired boiler.

OUTSIDE

The front garden is designed for easy maintenance being mainly brick paved providing two off road parking spaces.

REAR GARDEN

There is a large area of lawn with the remainder of the garden having panelled fencing and to the rear boundary there is a patio area and timber shed with power and light. Personal door providing access to rear pathway which in turn leads to the front elevation. Outside water tap and light.

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 cross over at the traffic lights into Ashley Road and continue until reaching Hordle. On reaching Hordle turn right at Stopples Lane and take the third turning right into Blenheim Crescent. Turn right on reaching second entrance to Firtree Crescent then first left into Larch Close.

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

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

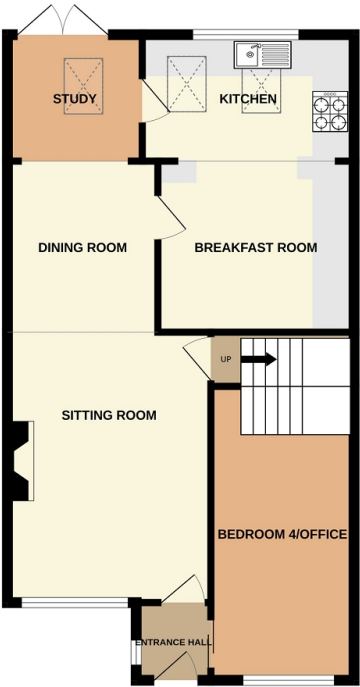
The council tax for this property is band C

EPC RATING

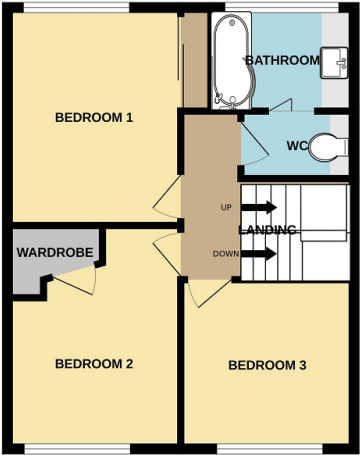
The EPC rating for this property is E53



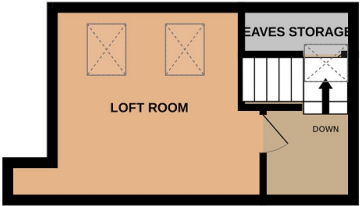
GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



2ND FLOOR
176 sq.ft. (16.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1260 sq.ft. (117.1 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.