



7 Friars Walk, Barton On Sea, Hampshire. BH25 7DA

£599,950



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





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A beautifully presented two bedroom detached bungalow situated in one of the premier roads in Barton on Sea. The property benefits from spacious accommodation with Victorian style conservatory overlooking the attractive secluded rear garden. Garage and Car Port.



ENTRANCE PORCH (6' 4" X 6' 0") OR (1.93M X 1.82M)

Accessed via attractive block paved path with outside wall light. Composite double glazed door with matching side screens to either side. Ceiling downlight, power point and sliding patio doors provide access to:

HALLWAY (13' 10" X 5' 1") OR (4.21M X 1.55M)

L shaped with two ceiling light points, power points, double panelled radiator with independent thermostat, telephone connection point, access to safety trip consumer unit and electric meter. Door provides access to boiler cupboard housing the combination Vaillant gas fired central heating boiler with slatted shelving beneath. Multi-glazed door to Sitting Room.

SITTING ROOM (18' 0" X 11' 2") OR (5.49M X 3.40M)

Coved and smooth finished ceiling, sliding patio doors overlook the rear garden aspect with additional frosted double glazed windows with window openers facing a Southerly aspect. Attractive fireplace surround with adjoining coal effect gas fire. TV aerial point, power points, double panelled radiator with independent thermostat, two wall light points and double opening frosted glazed doors provide access to Dining Room with matching side screens.

DINING ROOM (13' 1" X 7' 9") OR (4.00M X 2.37M)

Coved and smooth finished ceiling, wall light point, attractive UPVC double glazed bay window overlooking front garden aspect with radiator beneath with independent thermostat, power points.

KITCHEN/BREAKFAST ROOM (14' 11" X 12' 11") OR (4.54M X 3.94M)

Coved and smooth finished ceiling, comprehensive range of eye level and floor mounted kitchen units finished in a matt cream colour with stainless steel handles with quality well maintained wood block work surfaces over. Inset stainless steel sink with single drainer with swan necked mixer tap and pure water filtered tap. Fitted Neff four ring ceramic hob which is touch screen, fitted eye level Neff oven with microwave above. Storage cupboards above and beneath. Attractive tiled splash backs. Integrated full size Bosch dishwasher, integrated Bosch washing machine. Pull-out cutlery drawers and pan drawers, space for upright fridge/freezer. Double doors provide access to broom cupboard and utility cupboard. Attractive island unit to matching style of main kitchen designed for two chairs with easy access corner cupboard, cutlery drawer and additional pan drawers. Kitchen benefits from under unit lighting, numerous power points, UPVC double glazed window facing side aspect, opaque double glazed door providing access to Car Port and side driveway. Attractive solid wood flooring, double panelled radiator, Neff fitted extractor hood above hob, double opening French doors with matching windows to either side provide access to:

CONSERVATORY (11' 11" X 10' 8") OR (3.62M X 3.24M)

Quality Victorian style conservatory under a double glazed roof with ceiling light, roof vent, numerous window openers and the conservatory provides a stunning view over the rear garden. Fitted blinds to two sides South and West, double panelled radiator with independent thermostat. Attractive tiled flooring, double opening doors provide access to patio and rear garden.

BEDROOM 1 (12' 2" X 11' 0") OR (3.72M X 3.36M)

Coved and smooth finished ceiling, numerous ceiling downlights, access to loft with pull down loft ladder, dual aspect room with attractive double glazed bay window facing front garden aspect with additional double glazed window facing side aspect. Double radiator with independent thermostat, power points, range of wardrobes flanking one wall with a mixture of shelving and hanging within. Door provides access to:

EN-SUITE CLOAKROOM (2' 7" X 7' 0") OR (0.80M X 2.14M)

Coved and smooth finished ceiling, two ceiling downlights, opaque UPVC double glazed window facing side aspect. Low level WC with concealed cistern with push button flush, wash hand basin with vanity unit beneath, display shelf above and illuminated cabinet above. Heated towel rail.

BEDROOM 2 (12' 6" X 10' 0") OR (3.81M X 3.06M)

Currently used as the main bedroom due to stunning view over the rear garden. Coved and smooth finished ceiling, range of fitted wardrobes to one wall, matching bedside units, power points, double panelled radiator with independent thermostat.

BATHROOM (9' 1" X 5' 0") OR (2.77M X 1.52M)

Modern white suite comprising panelled enclosed bath with free standing monobloc mixer tap, separate Grohe shower mixer bar above with adjustable shower attachment with overhead rainwater shower also, bi-fold shower screen, low level WC with push button flush, wash hand basin with monobloc mixer tap and pop-up waste with vanity unit beneath. Wall mounted mirror with strip light and shaver socket above. Fully tiled walls and flooring, ceiling extractor, heated ladder style towel rail.

OUTSIDE

The property is situated in a quiet secluded cul-de-sac located just off Highlands Road. The front garden is enclosed by low level picket fencing with double opening gates providing access to the block paved driveway. The driveway provides parking for at least three vehicles with under cover Car Port at the end of the drive which then leads onto the single garage. The front garden is laid to shaped lawn with easy to maintain shrub borders with chippings, access to the outside gas meter box, block paved path provides access to side gate. The property benefits from plastic soffits and fascias, outside water tap, outside light near Car Port.

CARPORT (19' 3" X 7' 10") OR (5.88M X 2.39M)

GARAGE (16' 3" X 10' 2") OR (4.96M X 3.10M)

Of brick construction under a pitched and tiled roof with UPVC double glazed window facing rear garden. Opaque UPVC double glazed door providing access to rear garden. The garage benefits from electronically operated roller shutter door, ceiling light, power.

VIEWING ARRANGEMENTS

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



REAR GARDEN

Extensive patio adjoins the rear of the property with attractive fish pond with Purbeck stone surround. Ornamental water feature to one corner of the fish pond and benefits from filtration system keeping the pond healthy. The garden is laid mainly to lawn with shaped shrub borders, beautifully presented and is a credit to the Vendors and is totally secluded from any neighbouring properties. This peaceful setting benefits from a summerhouse and greenhouse with the rear section of the garden screened from the bungalow providing an ideal area for garden composting. Outside wall light, outside power point.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights into Station Road and take the second turning right into Barton Court Road. Proceed until reaching the traffic lights then cross over into Barton Court Avenue. On reaching Highlands Road on the left turn into this road then first left into Friars Walk.

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.

PLEASE NOTE

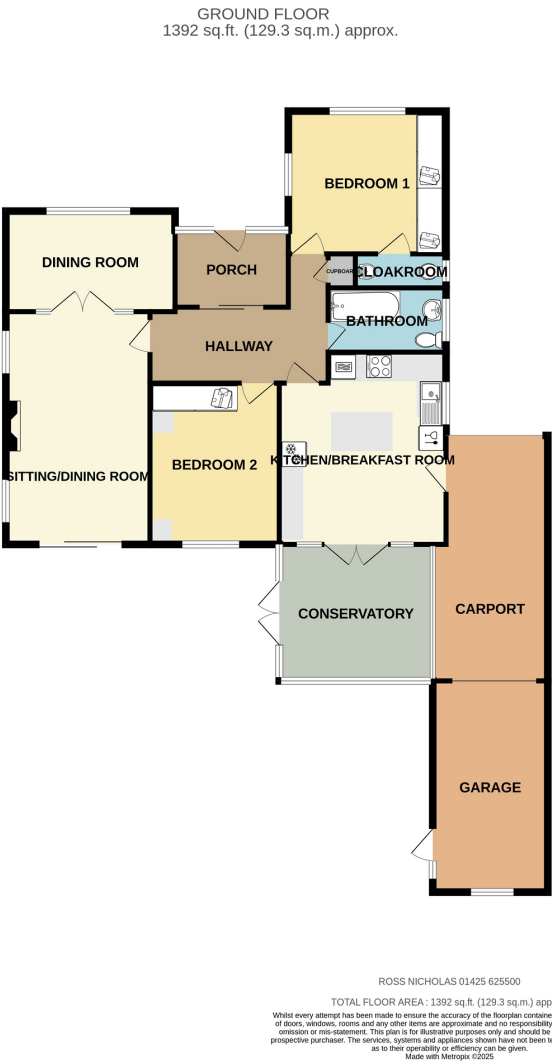
Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is D65



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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.