



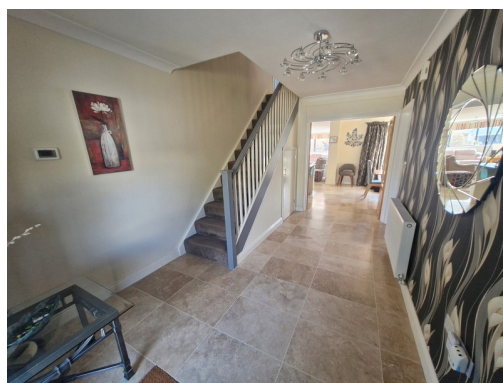
12 York Avenue, New Milton, Hampshire. BH25 6BT

£899,950



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





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An imposing contemporary designed four double bedroom chalet residence located in a highly sought after and convenient location within a short walk of New Milton Town Centre. Features of the property include Reception Hall, Kitchen/Dining Room, sitting room, large Utility Room, Cloakroom, large Landing/Study. Principal Bedroom with Dressing Room, wardrobe area and large En-Suite. Guest Bedroom with En-Suite, solar panels, off road parking, Garage and West facing gardens.



ENTRANCE HALL (15' 10" x 8' 10") or (4.83m x 2.68m)

Accessed via hardwood front door with obscure double glazed side screen to spacious hall. Tiled flooring, smooth finished ceiling, ceiling light, staircase to first floor landing, under stairs storage cupboard with light. Power point, double panelled radiator, double opening doors providing access to

KITCHEN/DINING ROOM (27' 2" x 12' 10") or (8.29m x 3.91m)

Aspect to the side elevation through UPVC double glazed windows, additional aspect and access through UPVC double glazed door with matching side screens providing views onto rear patio and garden beyond. Tiled flooring, double panelled radiator, power points, ceramic sunken sink unit set into a Quartz work top extending along three walls with range of base drawers and cupboards beneath. Integrated dishwasher, fitted stainless steel electric oven with four ring induction hob over and Bosch stainless steel extractor fan over and glass splash back. Eye level storage cupboards, recess for full height fridge/freezer with additional storage cupboard to side including pull-out larder and wine store over. Smooth finished ceiling, two ceiling light points, breakfast bar with Quartz work top and storage cupboards beneath. Seating for four and ceiling light over. Open way through to:

SITTING ROOM (22' 3" x 12' 11") or (6.79m x 3.94m)

Aspect to both side elevations and rear through large double glazed windows providing panoramic views of the garden with double opening French doors providing access to rear patio and garden beyond. Smooth finished ceiling, ceiling lights, two double panelled radiators, power points, TV aerial point, recessed clearview wood burner with tiled surround, hearth with Oak mantel and remote controlled electric blinds.

CLOAKROOM

Obscure UPVC double glazed window to side, smooth finished ceiling, ceiling light, wash hand basin with monobloc mixer tap, storage cupboards to side, matching low level WC with concealed cistern to side. Tiled flooring, heated towel rail.

UTILITY ROOM (10' 7" x 10' 1") or (3.22m x 3.08m)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, ceramic single bowl, single drainer sink unit with monobloc mixer tap set into a work surface with base cupboards beneath. Recess for washing machine, wall mounted Worcester/Bosch gas fired boiler. Cupboard housing high pressure hot water system. Recess for tumble dryer, additional work surface with base drawers and cupboards beneath. Eye level storage cupboards, power points, double glazed door providing access onto side elevation, cupboard housing electric meter and fuse box. Ethernet hub with cat 5 connections throughout the house and T.V amplifier.

INNER HALL

Tiled flooring, smooth finished ceiling, ceiling light, panelled radiator, leading to:

BEDROOM 3 (14' 5" x 12' 3") or (4.39m x 3.74m)

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, power points, TV aerial point, panelled radiator.

BEDROOM 4 (12' 3" x 8' 11") or (3.74m x 2.72m)

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

SHOWER ROOM (6' 6" x 6' 3") or (1.97m x 1.90m)

Obscure UPVC double glazed window to front. Smooth finished ceiling, recessed lighting, extractor fan, large walk-in double shower cubicle with rain effect shower head and hand held shower attachment, low level WC, wall hung wash hand basin with monobloc mixer tap, tiled splash back and mirror fronted medicine cabinet over, shaver point.

LANDING (15' 6" x 14' 7") or (4.72m x 4.45m)

Landing/Study, hatch to loft area, aspect to the rear elevation through UPVC double glazed Juliet balcony with views over rear garden. Panelled radiator, power points. Eaves storage cupboard with lighting, smooth finished ceiling, ceiling light.

BEDROOM 1 (13' 9" x 10' 8") or (4.20m x 3.25m)

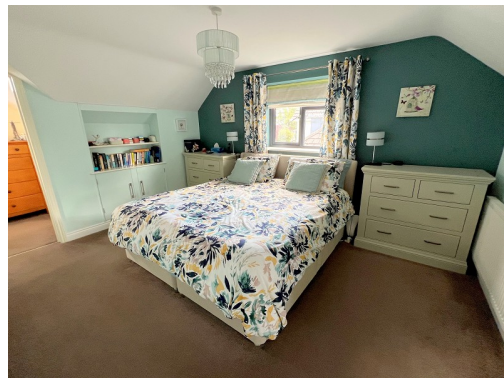
Aspect to the side elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, air conditioning vent, panelled radiator, power points, TV connections for wall hung TV. Display recess with shelving and storage cupboards beneath.

DRESSING ROOM (10' 2" x 6' 0") or (3.10m x 1.83m)

Aspect to the front elevation through double glazed window. Smooth finished ceiling, ceiling light, double panelled radiator, power points. Eaves storage cupboard with lighting.

WALK IN WARDROBE

Centre light with recessed lighting. Two large double wardrobe units with sliding doors, hanging rails and shelving. Door provides access to:



EN SUITE (20' 7" x 7' 9") or (6.28m x 2.36m)

Large En-Suite, feature double glazed triangular shaped window providing aspect to the rear elevation. Extractor fan, panelled bath unit with monobloc mixer tap and shower attachment with tiled surround. Low level WC and wash hand basin with monobloc mixer tap set into a unit extending along one wall with range of base drawers and cupboards beneath. Display worktop. Two heated towel rails, double shower cubicle with rain effect shower head and hand held shower attachment. Tiled flooring.

BEDROOM 2 (18' 1" x 13' 11") or (5.52m x 4.23m)

Aspect to the rear elevation through UPVC double glazed window providing views over the rear garden. Smooth finished ceiling, double panelled radiator, TV aerial pint, two eaves fitted wardrobes with hanging rails and two additional accesses to eaves storage.

EN SUITE (12' 10" x 9' 9") or (3.91m x 2.97m)

Smooth finished ceiling, recessed lighting, access to the front elevation through UPVC double glazed window. Heated towel rail, tiled flooring, low level WC, pedestal wash hand basin with tiled splash back, monobloc mixer tap, shaver point. Corner shower cubicle with thermostatically controlled shower and sliding doors.

OUTSIDE

The front elevation is designed for easy maintenance having a brick paved driveway providing off road parking for 4 - 5 cars, there is a selection of shrub and flower beds with the side boundaries being enclosed by hedging and there is a low brick wall to the front boundary.

REAR GARDEN

There is a paved patio area with outside lighting with the remainder of the garden being laid to lawn with a selection of established shrub, fruit trees and flower beds. The garden is bounded behind close board fencing and hedging to provide seclusion.

GARAGE (23' 0" x 8' 0") or (7.01m x 2.44m)

Accessed via the side driveway where there are double opening doors and additional off road parking for boat/caravan subject to size. The garage has an up and over door of pitched roof construction with eaves storage, power and light. To the rear of the garage is a covered store and large timber shed.

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 take the third turning left into York Avenue.

PLEASE NOTE

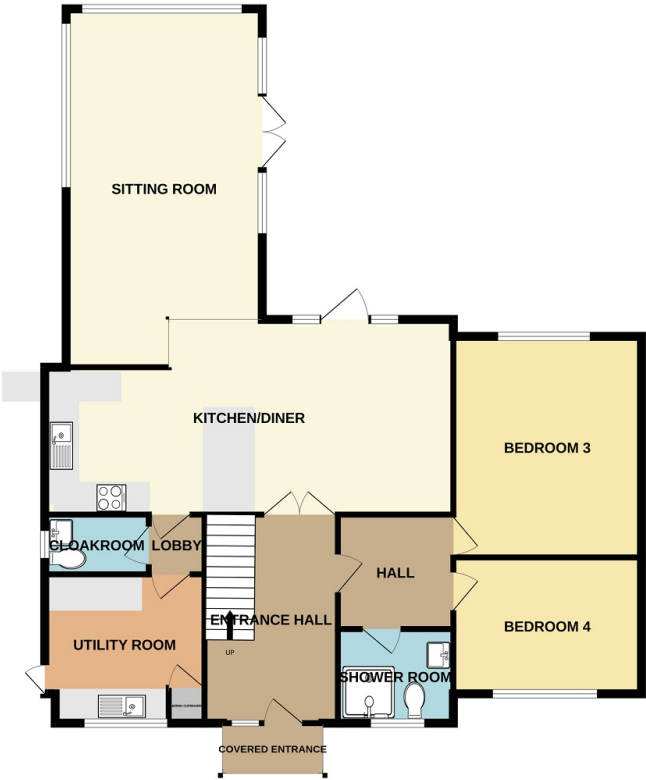
Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred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

Council Tax

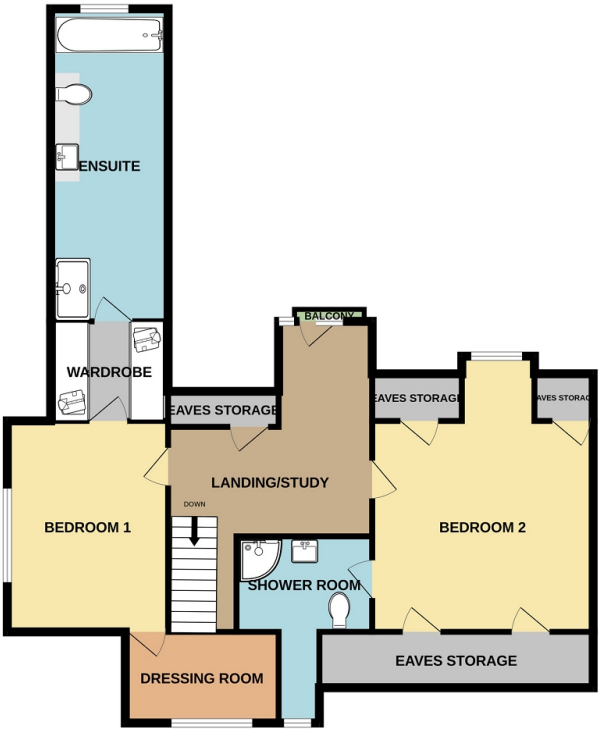
The council tax for this property is band F



GROUND FLOOR
1290 sq.ft. (119.8 sq.m.) approx.




1ST FLOOR
996 sq.ft. (92.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 2286 sq.ft. (212.4 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.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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