



20 Durland Close, New Milton, Hampshire. BH25 6NJ

£1,495 Monthly



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





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A two bedroom detached unfurnished bungalow to rent with lounge/diner, kitchen, conservatory, main bathroom and ensuite shower room to bedroom one, detached garage with off road parking for several cars. Centrally located for local shops and schools and easy reach New Milton town centre. Available 1st December 2025.



OUTSIDE

Part gravel, part block paved path provides access to main front door entrance, outside wall lantern. UPVC double glazed door with glazed inserts provides access to:

ENTRANCE PORCH (8' 9" X 3' 1") OR (2.66M X 0.95M)

Power points, two sets of double glazed windows with openers and double glazed door with matching side screen provides access to:

ENTRANCE HALL (9' 8" X 9' 5") OR (2.95M X 2.86M)

Textured ceiling, two ceiling light points, mains vaulted smoke detector, access to part boarded loft with drop down ladder. Wall mounted Drayton central heating thermostat, double panelled radiator with independent thermostat, low level cupboard provides access to electric meter and consumer unit, double opening doors provide access to boiler/airing cupboard with hot water cylinder beneath and door provides access to:

SITTING ROOM (18' 11" X 10' 11") OR (5.76M X 3.32M)

Triple aspect room with three ceiling downlights, textured ceiling, double panelled radiator, further single panelled radiator both with independent thermostats. Power points, TV aerial connection point, attractive fireplace surround with inset coal effect gas fire. Fitted blinds to windows and sliding patio doors provide access to conservatory, two wall uplighters.

KITCHEN (12' 8" X 7' 6") OR (3.86M X 2.28M)

Three ceiling downlights, heat detector, UPVC double glazed window facing rear garden aspect with double glazed door providing access to Conservatory. Comprehensive range of eye level and floor mounted kitchen units in light cream colour with stainless steel handles with wood block laminated roll top work surfaces with one and a half bowl stainless steel sink with single drainer and swan necked mixer tap. Fitted eye level Bosch oven, grill and single oven which is fan assisted with digital clock with storage cupboards above and beneath. Fitted four ring gas hob with Bosch extractor hood above. Floor standing Hotpoint 7kg washing machine. Blomberg fridge and under counter freezer, please note if these white goods go wrong the Landlord will not replace. Integrated Lamona slimline dishwasher, tiled splash backs, numerous power points, under unit lighting, double opening doors provide access to:

CONSERVATORY (14' 3" X 8' 0") OR (4.34M X 2.43M)

Victorian style conservatory under a pitched roof with ceiling light. Fitted vertical blinds to three sides, double opening doors to garden and additional single door providing access to gravel patio. Double panelled radiator with independent thermostat, wall light point, power points, free standing Blomberg fridge/freezer.

BEDROOM 1 (11' 11" X 10' 11") OR (3.64M X 3.33M)

Coved and smooth finished ceiling, two ceiling light points, attractive bay window overlooking front garden and driveway area. Fitted blinds and curtains. Double panelled radiator with independent thermostat. power points, door provides access to:

EN-SUITE SHOWER ROOM (7' 1" X 2' 7") OR (2.17M X 0.79M)

Two ceiling downlights, ceiling extractor, bi-fold door provides access to shower cubicle with wall mounted electric shower, low level WC with push button flush, pedestal wash hand basin with monobloc mixer tap, fully tiled walls, Vinyl cushion flooring.

BEDROOM 2 (12' 8" MAX X 10' 3") OR (3.86M MAX X 3.13M)

Coved and smooth finished ceiling, two ceiling downlights , UPVC double glazed window facing rear aspect, radiator beneath with independent thermostat, power points, built-in triple sliding wardrobe.

BATHROOM

Coved and smooth finished ceiling, two ceiling downlights. Modern white suite comprising panelled enclosed bath with mixer taps and separate thermostatic shower mixer above with adjustable shower attachment with bi-fold shower door. Low level WC with push button flush and concealed cistern. Storage cupboards to either side. Vanity unit with monobloc mixer tap with pop-up waste with storage beneath and to one side. Wall mounted shaver socket, chrome effect towel rail. Wall mounted strip light with shaver socket. Two sets of opaque double glazed windows facing side aspect, mirror fronted medicine cabinets, Vinyl cushion flooring.

OUTSIDE

Gravel drive provides off road for approximately three vehicles with double opening gates to one side of the property providing additional hard standing area. Side driveway is illuminated by three outside lights and in turn leads to a side gate providing access to the garden and detached single garage.

DETACHED GARAGE (17' 9" X 8' 11") OR (5.41M X 2.71M)

Of brick construction under a flat felted roof with up and over door with side entrance door providing access to rear garden.

FRONT GARDEN

Laid to lawn, low level dwarf walling to front boundary, remaining boundaries enclosed by panelled fencing with shrub borders.

REAR GARDEN

Gravel and hard standing patio areas. The garden is laid to lawn with shrub borders enclosed by panelled fencing to three sides. Please note the garden storage shed will not be let with this property and will be used by the Landlords only. Outside water tap, outside light, access to gas meter box.

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 down the road and turn left into Furze Croft which leads into Durland Close

DPS

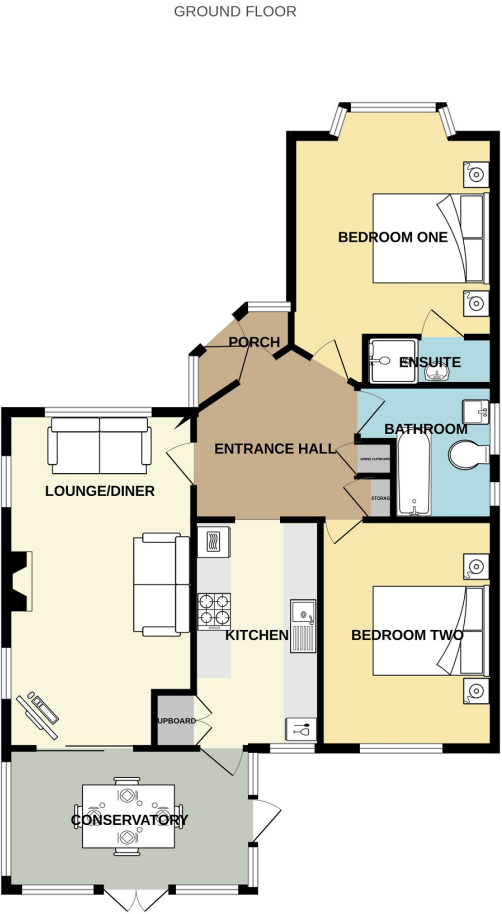
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

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.

EPC RATING

The EPC rating for this property is BAND D.



ROSS NICHOLAS 01425 625500

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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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.