



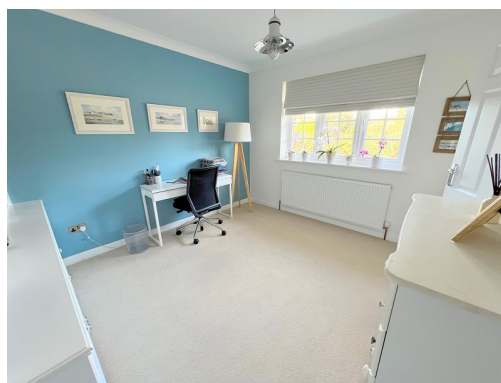
21 Haven Gardens, New Milton, Hampshire. BH25 6HF

£684,950



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





21 Haven Gardens, New Milton. BH25 6HF £684,950

A superbly presented detached three bedroom two reception room chalet bungalow situated in a sought after location close to New Milton town centre. The property benefits from a beautifully maintained large rear garden and in the Agents opinion must be viewed to fully appreciate.



ENTRANCE PORCH

Recessed and under cover, ceiling light, UPVC double glazed door with matching side screen in turn leading to:

ENTRANCE HALL (16' 10" x 6' 2") or (5.13m x 1.89m)

Smooth finished ceiling, numerous ceiling downlights, mains voltage smoke detector, balustrade staircase to first floor landing, Amtico flooring, modern radiator with independent thermostat, chrome switches and sockets, Honeywell digital central heating thermostat and programmer. Radiator, double opening doors provide access to coats storage cupboard with hanging rail and fitted shelf above. Alarm system, glazed door provides access to:

SITTING ROOM (18' 9" x 11' 10") or (5.71m x 3.60m)

Coved and smooth finished ceiling, attractive UPVC double glazed bay window overlooking the front garden aspect with street scene beyond. Additional double glazed window facing side aspect, double panelled radiator with independent thermostat. Virgin connection. TV aerial point, power points and square opening provides access to:

DINING ROOM (10' 0" x 11' 10") or (3.04m x 3.61m)

Coved and smooth finished ceiling, ceiling light point, double opening double glazed French doors provide access to South facing rear garden and beautifully laid patio leading onto the attractive private rear garden. Double panelled radiator with independent thermostat, power points.

KITCHEN (17' 1" x 9' 11") or (5.21m x 3.03m)

Coved and smooth finished ceiling, numerous ceiling downlights, two sets of UPVC double glazed windows provide a fantastic aspect over the rear garden. Quality fitted kitchen finished in a light cream coloured finish with stainless steel style handles with Granite work surfaces and upstands. Chrome effect switches and sockets. Stainless steel Franke one and a half bowl sink unit with integrated draining board and swan necked mixer tap above. Integrated bin and recycling unit. Integrated slimline Neff dishwasher, integrated Bosch automatic washing machine, eye level Stoves fan assisted double oven with grill and digital programmer in stainless steel finish with storage cupboards above and beneath. Recess for upright fridge/freezer, quality arrangement of base units and wall mounted storage units with storage drawers and pan drawers, fitted Stoves ceramic hob with extractor filter hood above, tiled splash back above, two deep pan drawers beneath. UPVC double glazed door providing access to side passage in turn leading to front or rear garden, double panelled radiator with independent thermostat. Continuation of Amtico flooring from hallway providing a fantastic contrasting colour scheme to the main units, easy access corner cabinets, towel rail holder.

SHOWER ROOM (7' 2" x 6' 5") or (2.19m x 1.95m)

Coved and smooth finished ceiling, ceiling light. UPVC double glazed window facing side aspect. Refitted to a very high standard, fully tiled walls, Vinyl flooring. Modern white suite comprising low level WC with push button flush, wash hand basin with Grohe mixer tap with two drawer vanity unit beneath. Larger than average corner shower cubicle with self-cleaning glazed side screen providing access to Grohe thermostatic shower mixer bar with adjustable shower attachment above. Shaver socket, heated towel rail with dual fuel connection. Cupboard provides access to boiler cupboard with Worcester Combination boiler with storage space beneath.

BEDROOM 3/STUDY (10' 6" x 11' 1") or (3.19m x 3.38m)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing front garden aspect with radiator beneath with independent thermostat. Stainless steel switches and sockets and double opening doors provide access to storage cupboard which also houses the safety trip consumer unit. Fitted bookcase with storage cupboards below.

FIRST FLOOR LANDING (7' 10" x 6' 3") or (2.39m x 1.90m)

Coved and smooth finished ceiling, three ceiling downlights, mains voltage smoke detector, access to loft via roof hatch, door provides access to airing cupboard and door leads to:

BEDROOM 1 (16' 4" x 11' 10") or (4.99m x 3.60m)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window overlooking front garden aspect and street scene beyond with double panelled radiator with independent thermostat beneath. Numerous power points, range of fitted wardrobes flanking one wall incorporating shelves and hanging space.

BEDROOM 2 (16' 6" x 10' 6") or (5.04m x 3.21m)

Coved and smooth finished ceiling, dual aspect room with double glazed windows facing front and side aspects. Double panelled radiator with independent thermostat, room also benefits from eaves storage cupboard also one complete wall flanked with wardrobes. Mixture of shelving and hanging within with additional door providing access to further boarded loft storage space.

BATHROOM (9' 0" x 6' 6") or (2.75m x 1.97m)

A beautifully presented room with coved and smooth finished ceiling, four ceiling downlights, UPVC double glazed window facing rear aspect. Attractive wood panelling capped off with decorative dado. Modern white suite comprising low level WC, wash hand basin with hot and cold taps, free standing roll top bath, mixer taps and shower attachment. Heated radiator/towel rail with electric dual fuel element so that the radiator can be heated during the summer months with separate shaver socket above.



OUTSIDE

An extensive block paved drive provides off road parking for numerous vehicles and continues to one side of the property leading to the attached garage. The garden is designed for ease of maintenance with the main garden laid to gravel which also can double up as additional off road parking. Low level panelled fencing and evergreen hedging with ornamental tree with circular flower bed beneath. Outside security lighting and gate provides access to rear garden.

GARAGE (17' 7" x 8' 2") or (5.36m x 2.49m)

Of brick construction under a pitched felted roof accessed via electronically operated up and over door with UPVC double glazed personal door leading to patio and rear garden. Access to gas meter and electric meter, power points, ceiling strip light and light point.

UTILITY ROOM (10' 2" x 6' 8") or (3.10m x 2.03m)

The Utility room adjoins onto the rear of the garage and has been nicely finished with plastered ceilings and walls. Ceiling strip light, double glazed window facing towards the garden. Wall mounted extractor, wall mounted electric heater, attractive quarry tiled flooring, space and plumbing for automatic washing machine and tumble dryer. Stainless steel Franke sink with swan necked mixer tap above with single drainer to one side with storage cupboard beneath with roll top work surface to one side. Additional floor to ceiling height storage cupboard which is shelved, space for additional appliances if required. UPVC double glazed door provides access to patio and rear garden.

REAR GARDEN

Recently laid Indian sandstone patio with attractive adjoining retaining wall which arches with two steps down to the level lawned garden with shaped gravel path which snakes down the garden and leads to a second patio. Attractive summerhouse located on the Eastern boundary which benefits from the South/Westerly sun and adjoining Indian sandstone patio with attractive shrub borders to either side finished with wood chippings designed for ease of maintenance. The garden is not overlooked by any neighbouring properties and is enclosed by quality fencing and evergreen hedging and benefits from outside lighting with return access to the front driveway via gates to either side of the property. The property benefits from plastic soffits and fascias and is beautifully presented inside and out and the Agent recommends viewing the property at the earliest opportunity.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights into Station Road and continue until reaching Milton Grove on the left which leads into Haven Gardens.

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

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 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.

Services

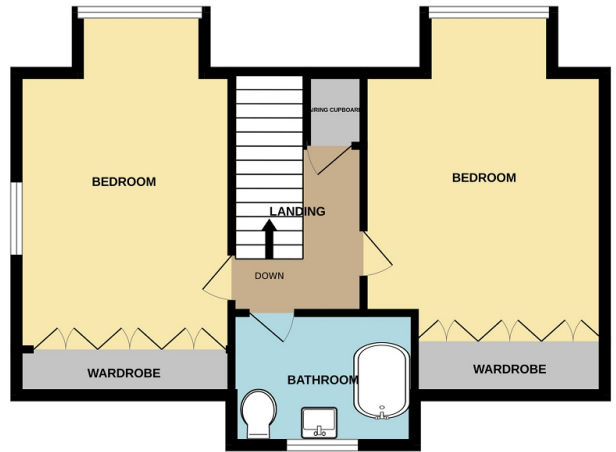
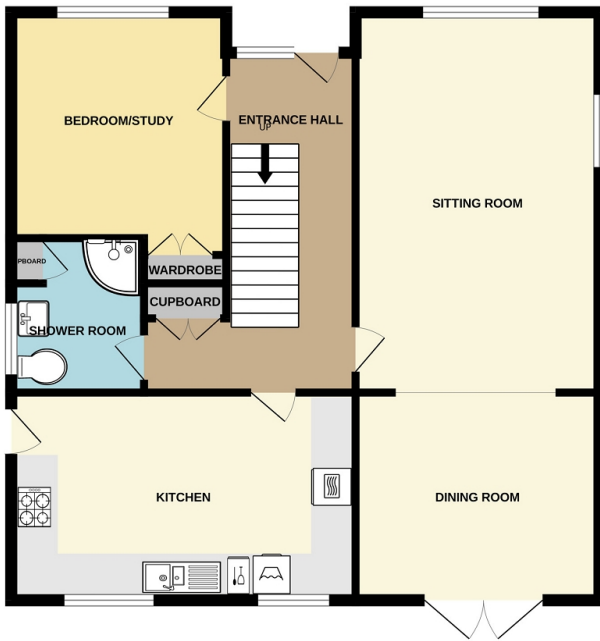
This property has the following services:

Tenure

The resale tenure for this property is Freehold

GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.

1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1314 sq.ft. (122.1 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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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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