

4 Arden Walk, New Milton, BH25 6TS



£415,000



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A very well presented two bedroom detached bungalow enjoying a larger than average garden and located within a quiet cul-de-sac location, UPVC double glazing, fitted wardrobes to bedrooms, garage, off road parking, gas fired central heating, vendor suited.

ENTRANCE

Quarry tiled flooring and obscure UPVC double glazed front door providing access to:

ENTRANCE HALL

Hatch to loft area with pull down ladder, single panelled radiator, thermostatic control for central heating, power points, consumer unit, coats cupboard with hanging rails and shelving.

SITTING ROOM 5.1m x 3.6m 16'9" x 11'10"

Aspect over the side elevation through UPVC double glazed windows. Coved ceiling, ceiling light point, double panelled radiator, TV aerial point, power points, flame effect gas fire set into a bricklet surround, stone hearth and wooden mantel. Sliding UPVC double glazed door providing access onto:



CONSERVATORY 3.5m x 2.5m 11'6" x 8'2"

UPVC construction, power points, ceiling light point, smooth finished ceiling, UPVC double glazed door providing access onto patio and rear garden beyond.



DINING AREA 3.4m x 3.0m 11'2" x 9'10"

Aspect to the side elevation through UPVC double glazed window, ceiling light point, double panelled radiator, UPVC double glazed bay window with door providing access onto rear patio and garden beyond. Openway through to:



KITCHEN 3.4m x 2.8m 11'2" x 9'2"

Aspect onto the front elevation through UPVC double glazed window. Coved ceiling, recessed lighting, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along one wall with range of base drawers and cupboards. Bosch integrated dishwasher and integrated washer/dryer. Peninsular work top with storage drawers and cupboards beneath and four ring Bosch electric hob. Fitted Bosch electric oven with Bosch Gourmet microwave oven over. Storage drawers and cupboards. Integrated fridge and freezer unit with additional cupboard and drawers above and beneath. Recessed larder cupboard with shelving.



BEDROOM ONE 3.6m x 3.4m 11'10" x 11'2"

Aspect over the front elevation through UPVC double glazed window. Double panelled radiator, coved ceiling, ceiling light point, power points, recessed double wardrobe with folding doors, hanging rail and shelving.



BEDROOM TWO 3.6m x 2.9m 11'10" x 9'6"

Aspect over the rear elevation through UPVC double glazed window. Coved ceiling, ceiling light point, single panelled radiator, power points, double wardrobe with folding door, hanging rail and shelving over. Airing cupboard housing Glow Worm gas fired boiler. Lagged hot water cylinder and range of slatted shelving surrounding.



BATHROOM 2.3m x 1.7m 7'7" x 5'7"

Obscure UPVC double glazed window facing rear elevation. Coved ceiling, ceiling light point, part tiled wall surrounds, panelled bath unit with hot and cold monobloc mixer tap and shower attachment. Low

level WC, bidet, wash hand basin with monobloc mixer tap set into a vanity unit with storage cupboards beneath, single panelled radiator, light and shaver point.



OUTSIDE

Front garden is mostly laid to lawn with a selection of shrub and flower beds. A central paved pathway provides access to the front door and continues to the side elevation where there is a driveway providing off road parking and access to:

GARAGE

Up and over door operated by remote control. Power and light. Personal door providing access to the rear elevation.

REAR GARDEN

Mostly laid to lawn with a selection of shrub and flower beds and is enclosed by close board fencing to the rear boundary. The garden continues to the main area which is located to the side elevation and once again is mostly laid to lawn with a selection of established shrub and flower beds. The garden is bounded behind close board fencing and enjoys a south/westerly aspect. Adjoining the rear of the property is a paved patio area.

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 proceed over into Ashley Road at the traffic lights in New Milton. Take approximately 5th turning right into Caird Avenue and then first right into Inglewood Drive then first right into Arden Walk.

WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

SURVEY

Require a survey? Visit our website www.rossnicholas.co.uk for further information.

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Very energy efficient - lower running costs		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

