



10 Sylvan Close, Hordle, Lymington, Hampshire. SO41 0HJ

£625,000



Ross Nicholas & Company Limited
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A spacious three/four bedroom detached property situated in the rural village of Hordle. The property benefits from numerous features including, ground floor bedroom and shower room, ground floor study/bedroom 4, Integrated kitchen, Conservatory, views overlooking adjoining fields, rear garden and Garage.



ENTRANCE HALL (13' 11" X 8' 8") OR (4.25M X 2.63M)

Accessed via block paved path with UPVC double glazed door and matching side screen with outside light. Vaulted ceiling to first floor landing, staircase to first floor and landing above. Two ceiling light points, smoke detector, power points, Honeywell central heating thermostat, radiator with independent thermostat, telephone point and multi-glazed door provides access to kitchen.

KITCHEN (13' 5" X 9' 8") OR (4.08M X 2.94M)

Coved and textured ceiling, UPVC double glazed window facing side aspect, comprehensive range of eye level and floor mounted kitchen units in a light Maple wood effect finish with silver coloured handles with laminated roll top work surfaces. Single bowl sink unit with single drainer and monobloc mixer tap. AEG four ring touch screen ceramic hob with AEG extractor canopy above with cutlery drawer and two pan drawers beneath, eye level AEG microwave combi oven with separate Bosch fan assisted oven and grill beneath both in stainless steel finish with storage cupboard above and two storage drawers beneath. Integrated full size dishwasher, integrated fridge, pull-out full size spice rack, built-in broom cupboard, tiled splash backs, numerous stainless steel switches and sockets, double panelled radiator with independent thermostat, semi-circular table and two chairs. Under pelmet lighting, double opening doors provide access to:



CONSERVATORY (10' 0" X 8' 9") OR (3.04M X 2.66M)

Coved and textured ceiling, ceiling light point, tiling to match main kitchen, double glazed windows to three sides with double opening doors providing access to patio. Radiator, power points.

SITTING ROOM (19' 4" X 13' 5") OR (5.90M X 4.10M)

Coved and textured ceiling, numerous wall uplighters, two sets of double glazed windows facing rear and side aspects with double opening French doors with matching side screens providing access to patio and South/West facing rear garden. TV aerial point, large double panelled radiator with independent thermostat.



BEDROOM 3 (11' 11" X 11' 10") OR (3.62M X 3.60M)

Ground floor bedroom with coved and textured ceiling, ceiling light point, deep bay window overlooking front garden aspect with double panelled radiator beneath with independent thermostat, power points, telephone point, range of fitted wardrobes including nest of three storage drawers, two bedside units.

BEDROOM FOUR / STUDY (9' 7" X 8' 6") OR (2.92M X 2.60M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing front aspect, radiator beneath with independent thermostat, power points.



SHOWER ROOM (6' 5" X 5' 0") OR (1.96M X 1.52M)

Ground Floor shower room with ceiling light, extractor fan, fully tiled walls and flooring, white suite comprising low level WC, wash hand basin with vanity unit beneath with monobloc mixer tap above with mirror and strip light above and shaver socket to one side. Corner shower cubicle with recessed shower mixer control with adjustable shower attachment above. Heated chrome towel rail.

GARAGE

Accessed from hallway with ceiling strip light, smoke detector, up and over door to main driveway, access to safety trip consumer unit and access to Potterton gas fired central heating boiler. Space and plumbing for automatic washing machine and tumble dryer, space for upright fridge/freezer, wash hand basin to one corner with storage unit beneath. The washing machine and tumble dryer are remaining in the garage but if they go wrong will not be replaced and there will be space for fridge or freezer.

LANDING

Coved and textured ceiling, elevated view over floor below. Heat detector, access to loft, ceiling light, door provides access to:



BEDROOM 1 (15' 8" X 13' 5") OR (4.78M X 4.10M)

Sloping ceilings to two sides. Large UPVC double glazed window overlooking rear garden aspect and view beyond. Radiator with independent thermostat, door provides access to eaves storage cupboard, door provides access to walk-in storage cupboard/wardrobe with ceiling light, fitted shelving and three hanging rails. Numerous power points.

BEDROOM 2 (15' 7" X 9' 7") OR (4.75M X 2.92M)

Coved and textured ceiling which slopes to two sides with ceiling light point, UPVC double glazed window facing front aspect, telephone point, power points, radiator with independent thermostat, door provides access to eaves storage cupboard which also houses a telephone point and is fully boarded within.



BATHROOM (8' 5" X 5' 7") OR (2.56M X 1.70M)

Coved and textured ceiling, ceiling light point, opaque UPVC double glazed window facing side aspect. Fully tiled walls, Vinyl cushioned flooring, panelled enclosed bath with twin hand grips and mixer tap with separate shower mixer above with glazed shower screen to one side. Low level WC with push button flush, wash hand basin with monobloc mixer tap with pop-up waste. Heated towel rail with independent thermostat, wall mounted mirror, shaver socket and light.

OUTSIDE

Gravel drive provides off road parking and in turn leads to the single garage and side gate leads to rear garden. The front garden is mainly pruned shrubs and bushes and ornamental Oak tree to front boundary. The property benefits from plastic soffits and fascias and outside security floodlight. Gate provides access to rear garden.

REAR GARDEN

Attractive Indian sandstone paving adjoins the rear of the property with the remainder of the garden which is compact in size is laid to lawn with shrub borders. The garden is enclosed by panelled fencing with sizeable storage shed to one corner. The garden is well screened from neighbouring properties.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and continue until reaching the village of Hordle. On reaching Everton Road turn into this road and on reach Sky End Lane turn right then first left into Sylvan Close.

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.



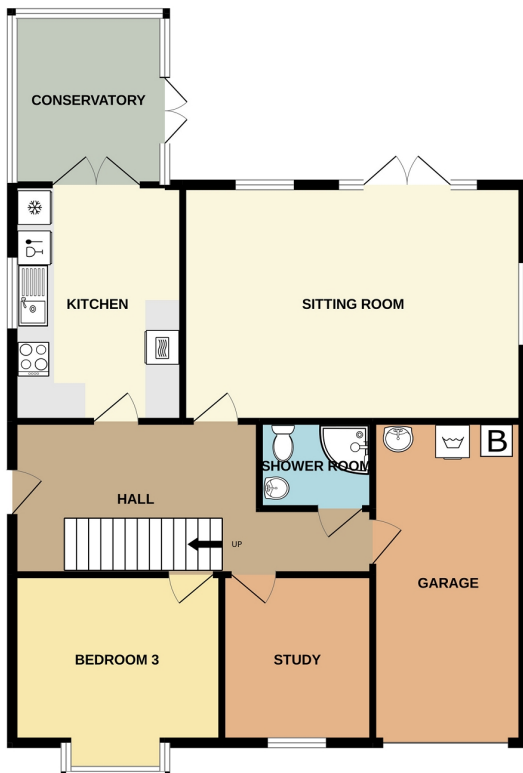
TENURE

The resale tenure for this property is Freehold

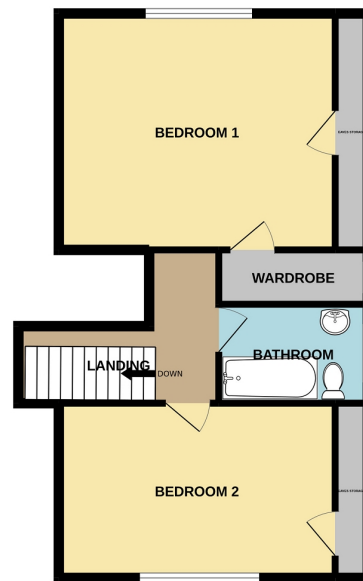
EPC RATING

The EPC rating for this property is C76

GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



ROSS NICHOLAS & COMPANY

TOTAL FLOOR AREA: 1551 sq.ft. (144.1 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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