



45 Woodlands Park Stopples Lane, Hordle, Hampshire. SO41 0JB

£179,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
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A three bedroom 48 x 20 Wessex Orchard Cottage park home located in a popular residential site. The property offers generous accommodation with separate sitting room, spacious kitchen/diner, en-suite bathroom and separate shower room, garage and South facing garden. Vacant Possession and Sole Agents.



ENTRANCE

Approached via block paved drive which leads to garage and front door entrance with steps up to UPVC double glazed door with outside wall lantern in turn leading to:

ENTRANCE HALL (6' 9" X 4' 2") OR (2.05M X 1.26M)

Ceiling light point, Honeywell central heating thermostat, radiator with independent thermostat, power point, door provides access to boiler/coats storage cupboard which is of good size with fitted shelving, coats hooks, ceiling light point and provides access to Worcester gas fired central heating boiler. Double opening hardwood doors with multi-panes provides access to:



SITTING ROOM (19' 6" X 11' 8") OR (5.94M X 3.55M)

Four box bay UPVC double glazed windows providing a aspect through front and side elevations. Attractive fireplace surround with inset wood burner effect stove powered by electricity with fan heater, TV aerial point, power points, two panel radiators both with independent thermostats, wall light points to either side of the chimney breast.

KITCHEN/DINER (19' 5" X 13' 7") OR (5.91M X 4.13M)

Main ceiling light pendant over dining table area and vinyl wood effect strip flooring, large UPVC double glazed window overlooking the side aspect, radiator with independent thermostat. Continuation of ceiling with ceiling down lights, triangular shaped window overlooking garden aspect benefiting from a Westerly aspect with pelmet lighting above with two Halogen down lights illuminating the main sink area. The sink benefits from a single drainer and swan necked mixer taps with pure water drinking tap to one side with concealed water softener beneath. Integrated dishwasher, integrated fridge and freezer. Space and plumbing for automatic washing machine, eye level Electrolux fan assisted oven and separate oven and grill above with storage cupboards above and beneath. Fitted Electrolux four ring gas hob with concealed filter hood above, numerous storage drawers, continuation of wood strip Vinyl flooring, opaque UPVC double glazed door provides access to West facing rear garden, attractive tiled splash backs, numerous power points, double panel radiator with independent thermostat. Breakfast area with TV aerial point, telephone point with glazed display cabinet above.



INNER HALL (12' 3" X 3' 0") OR (3.73M X 0.92M)

Smoke detector, access to loft via roof hatch. Ceiling light point, radiator and door provides access to:

BEDROOM 1 (12' 8" X 9' 8") OR (3.85M X 2.94M)

Feature beamed ceiling which slopes to one side with attractive box double glazed window overlooking West facing garden with additional double glazed window overlooking the South facing rear garden aspect. Quality range of fitted bedroom furniture with bedside units, dressing table with knee hole and nest of drawers to either side. Built-in double opening wardrobes, radiator, power points, TV aerial point and door provides access to:



EN SUITE (7' 2" X 6' 8") OR (2.18M X 2.04M)

Opaque UPVC double glazed window facing side aspect, radiator beneath, panel enclosed bath with monobloc mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash back, shaver socket, mirror and light above. Ceiling extractor, wood effect Vinyl cushion flooring.

BEDROOM 2 (10' 3" X 9' 5") OR (3.13M X 2.88M)

A double bedroom with ceiling light point, facing a Westerly aspect. Radiator. Bedside units with power points above, fitted dressing table with knee hole and nest of drawers to one side with power point above, range of double opening wardrobes with hanging and shelving within.

BEDROOM 3/STUDY (8' 9" X 6' 8") OR (2.67M X 2.04M)

Ceiling light point, UPVC double glazed window facing side aspect with radiator beneath. Range of fitted office furniture with knee hole and pull out keyboard tray with raised plinth above providing an eye level platform for computer monitor. TV aerial point, power points, built-in double opening cupboard, filing cabinet drawer with storage cupboards above, eye level cupboards, fitted shelving and low voltage lighting,



SHOWER ROOM (6' 8" X 5' 10") OR (2.04M X 1.78M)

Ceiling light point, ceiling extractor, beamed ceiling, UPVC double glazed window facing side aspect. Modern white suite comprising low level WC, pedestal wash hand basin with mirror, shaver socket and light above and corner shower cubicle provides access to Mira shower mixer and shower attachment above. Tiling to full height in shower cubicle and half height in remainder of room, radiator, Vinyl cushion flooring.

OUTSIDE

Extensive block paved drive provides off road parking and in turn leads to the Compton single garage benefiting from light and power with up and over door and personal door leading to the rear garden.

REAR GARDEN

The garden is enclosed by panel fencing and picket fencing, the front garden is laid to shingle mainly with ornaments and garden planters. On the South/West side of the unit is an attractive pergola with path providing access to picket gate and in turn leading to back door from kitchen. The garden has been designed for ease of maintenance laid to shingle and slate chippings with wood block edging with shrub borders benefiting from wood chip and bark designed to keep the garden as easy to maintain as possible. The garden is enclosed by close boarded fencing, large patio area located in the rear garden benefiting from facing South and is well screened from neighbouring properties. Outside power points, hatch provides access to under unit storage, outside water butt and return door to garage. Outside water tap.



PITCH FEE

The owners have informed us that the current pitch fee is £271.65 per annum.

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 New Milton proceed to the village of Hordle. On reaching Hordle turn right into Stopples Lane and Woodlands Park will be found on the left.

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 £48 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 A

GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1055 sq.ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows and rooms are approximate. The floorplan is for illustrative purposes only and should be used for guidance only. No responsibility can be taken for any errors, 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 current working order can be given.

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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.