Avian Hare Lane, New Milton, Hampshire. BH25 5AF

Guide Price £447,500

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

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A well-proportioned two-bedroom detached bungalow extending to approximately 1,400 sq ft, set within beautifully kept gardens and enjoying open south-facing countryside views. Features include a study, large kitchen-diner, conservatory, loft with further potential, block-paved driveway and garage.

ENTRANCE HALL (3' 3" X 18' 8") OR (0.99M X 5.69M)

UPVC double glazed front door with matching side screens provides access to entrance Hall. Access to loft with roof ladder, the loft is a fantastic size, with light and part boarded. Hallway has ceiling light, wall light,. radiator, power points, telephone point, wall mounted central heating thermostat and programmer, double opening doors provide access to airing cupboard housing the Vaillant gas fired central heating boiler with slatted shelving to one side and below. Range of fitted storage cupboards with hanging rails and fitted cupboards above. Door provides access to:

SITTING ROOM (16' 11" X 14' 0") OR (5.15M X 4.26M)

Coving to ceiling, ceiling light point, wall light points, serving hatch through to Kitchen, attractive fireplace surround, power points, double panelled radiator plus a further single panelled radiator both with independent thermostats, opaque double glazed window facing side aspect and access to:

CONSERVATORY (16' 8" X 8' 3") OR (5.09M X 2.52M)

Sitting on a brick cavity plinth, UPVC double glazed windows to three sides under a pitched Polycarbonate roof, the conservatory benefits from fitted blinds, power points and sliding patio doors provide access to the level lawned garden with stunning views to the South overlooking adjoining farmland. Power Points.

DINING ROOM (11' 11" X 9' 2") OR (3.63M X 2.79M)

Coving to ceiling, ceiling light point, dual aspect room with double glazed windows facing front and side aspects. Base units to one wall with storage drawers and cupboards beneath, double panelled radiator, telephone point. square opening provides access to:

KITCHEN (10' 11" X 10' 11") OR (3.34M X 3.33M)

Ceiling light, smooth finished ceiling with range of fitted base units with wood effect laminated roll top work surfaces. Stainless steel one and a half bowl sink unit with swan necked mixer tap, under unit lighting, fitted Hotpoint double oven with Hotpoint 4 ring hob above and filter hood over. Space for upright fridge/freezer, space for washing machine, glazed door provides access to rear hallway

REAR LOBBY

Two ceiling light points, UPVC double glazed door providing access to garden, tiled flooring, door provides access to:

CLOAKROOM

Ceiling light point, single glazed window to side aspect, low level WC, wall mounted wash hand basin, electric radiator, tiling to full height, door provides access to:

GARAGE (9' 3" X 7' 11") OR (2.82M X 2.41M)

Double glazed window, two ceiling lights, up and over door, access to fuse and electric meter, access to gas meter, power points.

STUDY (8' 9" X 8' 6") OR (2.67M X 2.60M)

ceiling light point, UPVC double glazed windows to two sides overlooking the rear garden aspect, range of fitted wall and floor units, power points, telephone point.

BEDROOM 1 (14' 2" X 10' 2") OR (4.32M X 3.10M)

Coving to ceiling, ceiling light point, UPVC double glazed window overlooking rear garden aspect with view beyond. Modern radiator with independent thermostat, power points, range of fitted wardrobes including dressing table with knee hole, mirror above, two lights and power points, storage drawers, built-in wardrobes with hanging rail and shelving within and storage cupboards above.

BEDROOM 2 (10' 0" X 9' 7") OR (3.06M X 2.92M)

Double bedroom with ceiling light point, UPVC double glazed window facing front aspect with modern radiator beneath. with independent thermostat. Power points. Wash hand basin with vanity unit beneath with wall mounted mirror and strip light above, additional storage cupboard above. Built-in storage wardrobe to one side with hanging rail and storage within.

BATHROOM (8' 7" X 7' 5") OR (2.61M X 2.26M)

Ceiling light UPVC double glazed window facing side aspect, cream coloured suite with panelled enclosed bath with mixer taps and shower attachment, tiling to half height, low level WC, pedestal wash hand basin, glazed corner shower giving access to the Mira Shower mixer with adjustable shower attachment.

OUTSIDE

Attractive block paved drive provides off road parking for at least two vehicles and in turn leads to the Garage, outside water tap, outside light, outside security light. The front garden is laid to lawn with well shaped with well maintained shrub borders, Evergreen hedging to front boundary and panelled fencing between neighbouring properties, gate provides access to rear garden.

REAR GARDEN

The rear garden is laid to shaped lawn with well maintained shrub and flower borders. Timber garden storage shed and glazed greenhouse and hard standing patio adjoins the property. Close boarded fencing to two sides and wire fencing to rear boundary maximising the full view over adjoining farmland and also the South facing aspect. Garden storage shed to one side of the property, plastic fascias and soffits.

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 cross over at the traffic lights into Ashley Lane and proceed until reaching the traffic lights at Ashley. Turn right then second right into Hare Lane.

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.

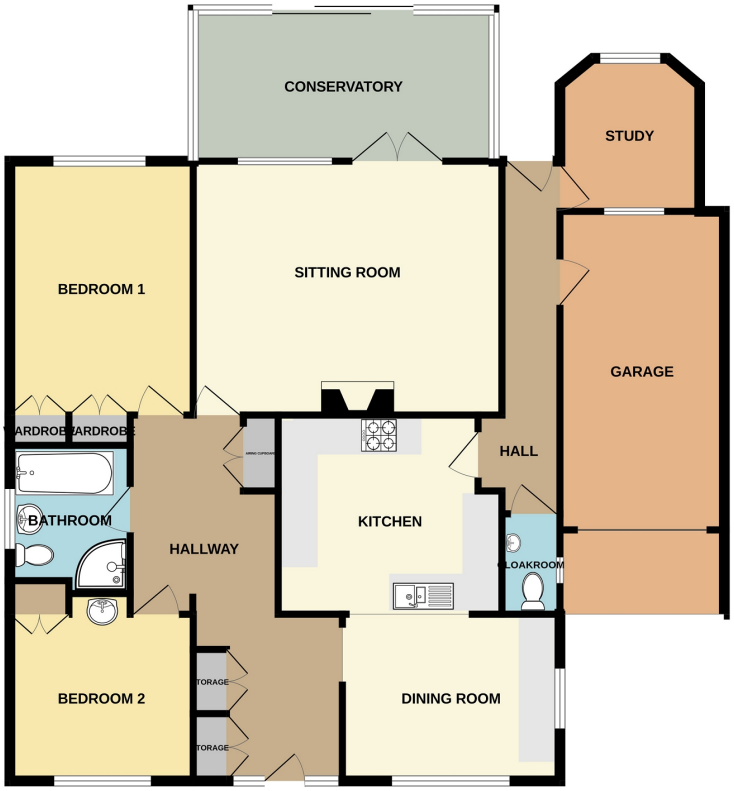
BUYERS NOTE

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

EPC RATING

The EPC rating for this property is Band D.

GROUND FLOOR
1417 sq.ft. (131.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1417 sq.ft. (131.6 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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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.