



**36 Antler Drive, New Milton, Hampshire. BH25 5GG**

**£359,950**



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





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A beautifully presented three-bedroom semi-detached home, recently repainted and newly carpeted throughout, complete with garage and off-street parking, situated on the highly sought-after Crest Development. The property features a well-appointed fitted kitchen, ground floor cloakroom, and a bright conservatory overlooking the rear garden. Outside, there are attractive, low-maintenance gardens to the front and rear. Walking distance to Ballard Nature Reserve, Town and Station, early viewing is highly recommended through the Sole Agents.



## UNDER COVER ENTRANCE

Outside electric meter box, UPVC double glazed door provides access to:

## ENTRANCE HALL

Radiator, attractive laminate flooring which continues through to Cloakroom, door to Sitting Room and door provides access to:

## CLOAKROOM

Ceiling light point, UPVC double glazed window facing front aspect with roller blind. Pedestal wash hand basin, monobloc mixer tap with op-up waste. Low level WC with push button flush, radiator access to safety trip consumer unit.

## SITTING ROOM (15' 2" X 16' 9") OR (4.63M X 5.11M)

Ceiling light point, smoke detector, UPVC double glazed window facing front aspect with double panelled radiator beneath with independent thermostat, Virgin Media connection point, power points, TV aerial connection point, wall mounted central heating thermostat, under stair recess, half turn staircase to first floor landing, double panelled radiator with independent thermostat, door leads to:

## KITCHEN (15' 1" X 8' 7") OR (4.60M X 2.62M)

Extensive quality range of fitted kitchen units in Cream fronted gloss with stainless steel handles with laminated work top surfaces with many fitted appliances such as Neff four ring gas hob with glass top with fitted extractor above. Neff eye level double oven with storage cupboard beneath and Neff microwave oven above. Under unit lighting, tiled splash backs, fitted Hotpoint washing machine, fitted Samsung Fridge/freezer with water dispenser, space and plumbing for tumble dryer and dishwasher if required. Range of eye level storage cupboards with under unit lighting, stainless steel switches and sockets, tiled splash backs, newly fitted laminate wood blank flooring, UPVC double glazed window facing rear aspect, heated towel rail. Ironing board and broom cupboard. Glazed display cabinets with concealed lighting. Eye level cupboard provides access to Vaillant gas fired central heating boiler with Drayton central heating programmer to one side and sliding patio doors provide access to:

## CONSERVATORY (13' 6" X 7' 11") OR (4.11M X 2.41M)

Makes an ideal Dining Room under a pitched and Polycarbonate roof with double glazed windows to three sides sitting on cavity brick walling with power points. Double panelled radiator with independent thermostat, power points, wall light point and double opening French doors provide access to rear garden.

## FIRST FLOOR LANDING (10' 0" X 6' 1") OR (3.04M X 1.85M)

Ceiling light point, hatch to loft area. Airing cupboard housing pre-lagged hot water cylinder with fitted immersion heater with slatted shelving. Door to

## BEDROOM 1 (13' 6" X 8' 10") OR (4.12M X 2.70M)

Ceiling light point, UPVC double glazed window facing front aspect with views of fields in the distance. Virgin Media connection point, double panelled radiator with independent thermostat, power points.

## BEDROOM 2 (12' 2" X 8' 5") OR (3.72M X 2.57M)

Ceiling light point, UPVC double glazed window facing rear aspect, double panelled radiator with independent thermostat, power points.

## BEDROOM 3 (8' 11" X 6' 6") OR (2.72M X 1.98M)

Ceiling light point, UPVC double glazed window facing rear aspect, telephone point, power points.

## SHOWER ROOM (6' 5" X 6' 1") OR (1.96M X 1.85M)

Ceiling light, fully tiled walls, wash hand basin with pop-up waste, monobloc mixer tap with vanity unit beneath, low level WC with push button flush. Shower cubicle with glazed shower screen with separate thermostatic shower mixer bar with adjustable shower attachment. Opaque UPVC double glazed window facing front aspect, chrome effect towel rail, wall mounted mirror.

## OUTSIDE

Paving provides access to front door entrance with Granite chippings laid to the front garden for ease of maintenance. Gate provides access to rear garden.

## 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 proceed down the road until reaching Gore Road on the right and continue until reaching Stem Lane on the right. Proceed up Stem Lane and continue until reaching Antler Drive on the right.

## 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.

## COUNCIL TAX

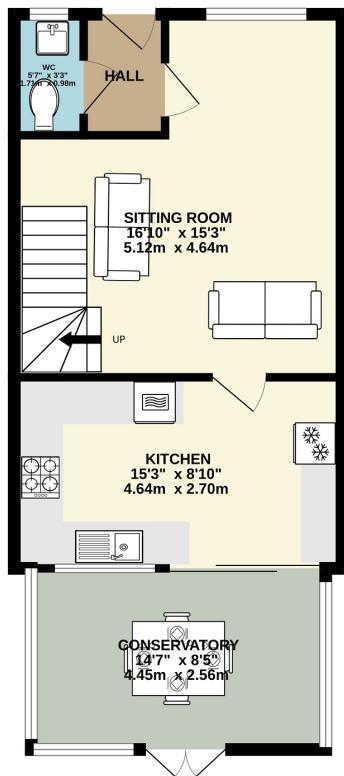
The council tax for this property is band C



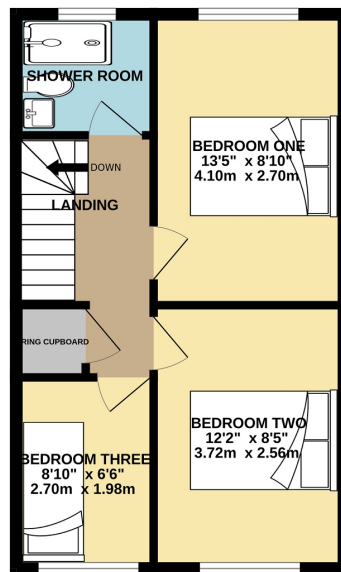
# EPC RATING

The EPC rating is band C.

GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



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TOTAL FLOOR AREA : 895 sq.ft. (83.2 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.