



**4a Marley Close, New Milton, Hampshire. BH25 5LL**

**£515,000**



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





## 4a Marley Close, New Milton, Hampshire. BH25 5LL

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We are pleased to offer this well presented detached 3 bedroom chalet house offered with vacant possession. The property offers 2 bathrooms, separate cloakroom, L shaped sitting/ dining room, modern UPVC double glazed conservatory, good off road parking, single garage and a private sizeable rear garden.



## **ENTRANCE HALL (18' 5" MAX X 10' 4" MAX) OR (5.61M MAX X 3.16M MAX)**

Accessed through a UPVC double glazed front door with security light with sensor adjacent, L-shaped with coved and textured ceiling, ceiling light point and wall up lighter, wall mounted panelled radiator, laminate flooring, wall mounted heating thermostat, door to under stairs storage cupboard, half-turn staircase to first floor with window on the stairwell, power point, glazed double doors to the:

## **SITTING ROOM (18' 0" X 13' 3") OR (5.48M X 4.05M)**

coved and textured ceiling, two sets of UPVC double glazed windows to the side garden aspect, wall mounted coal effect Gas fire with fireplace surround, TV aerial point, satellite connection point, power points, double panelled radiator, laminate flooring, sliding doors provide access to the Victorian style conservatory. Archway provides access to the:

## **DINING ROOM (11' 6" X 9' 11") OR (3.50M X 3.03M)**

Coved and textured ceiling, ceiling light point, power points, UPVC double glazed window to rear aspect, double panelled radiator, wall light point, serving hatch to Kitchen.

## **CONSERVATORY (16' 1" X 9' 11") OR (4.91M X 3.01M)**

Recently installed with a Victorian style pitched double glazed roof benefiting from LED lighting, UPVC double glazed windows to the sides and doors providing access to a decked area and rear garden beyond, wall mounted panelled radiator and tiled flooring.

## **KITCHEN (11' 5" X 10' 9") OR (3.48M X 3.27M)**

Smooth plastered ceiling with ceiling down lighters, double glazed window facing the side aspect, door to one side. Light Oak fitted Kitchen units with laminate roll top work surface to the main with a Granite style insert to one corner, fitted Ariston Five burner Gas hob with filter extractor above and single oven beneath. Stainless steel sink unit with drainer adjacent and swan neck mixer hose over, under cupboard lighting, space for Fridge/Freezer, floor standing Beko dishwasher and washing machine, vinyl cushion flooring, part tiled walls and tiled splash back.

## **GROUND FLOOR BEDROOM (12' 4" X 10' 9") OR (3.77M X 3.27M)**

Coved and smooth finish ceiling with ceiling light point, UPVC double glazed bay window to front aspect overlooking the driveway, wall mounted panelled radiator, power points, range of fitted wardrobes to one wall.

## **GROUND FLOOR WC (9' 8" X 2' 11") OR (2.94M X 0.88M)**

Coved and textured ceiling, ceiling light point, UPVC opaque double glazed window, half tiled walls, suite comprising low level flush WC and wash hand basin, mirror over, heated towel rail, vinyl flooring.

## **LANDING (7' 1" X 3' 10") OR (2.17M X 1.18M)**

textured ceiling, access to roof space via loft hatch, doors provide access to linen cupboard with radiator and fitted shelving.

## **BEDROOM 1 (16' 6" X 13' 10") OR (5.02M X 4.22M)**

Textured ceiling, ceiling light point, UPVC double glazed window overlooking the rear garden, wall mounted panelled radiator, range of fitted mirror fronted wardrobes also housing the hot water cylinder and immersion heater, eaves storage cupboard to two sides, power points, two louvred doors provide access to the:

## **EN SUITE SHOWER ROOM (6' 9" X 4' 9") OR (2.07M X 1.46M)**

Smooth finish ceiling which slopes to one side with fitted Velux style window. Ensuite comprising a Roca suite with wash hand basin with mono bloc tap, low level flush WC with concealed cistern and sizeable shower cubicle with sliding door housing a Triton shower system, fully tiled walls and vinyl flooring.

## **BEDROOM 2 (13' 9" X 12' 4") OR (4.18M X 3.76M)**

Textured ceiling, ceiling light point, UPVC double glazed window to front aspect, wall mounted panelled radiator, power points, doors to eaves storage cupboard, range of mirror fronted wardrobes.

## **BATHROOM (7' 3" X 7' 0") OR (2.20M X 2.14M)**

Ceiling light point, Velux style window to side aspect, Cream suite comprising panel enclosed bath with mixer tap and separate shower unit over, low level flush WC and wash hand basin with tiled splash back, vinyl cushion flooring, wall mounted radiator.

## **OUTSIDE**

The rear garden is deceptively large and benefits from a wooden decked area accessed from the Conservatory, the remainder of the garden then laid to lawn with graveled areas for ease of maintenance. The garden is enclosed by timber fencing with a summer house to one corner. Outside water tap and outside light point. Pathway to the side of the property leads to:

## **THE APPROACH**

Double opening five bar gates provide access to an extensive block paved driveway providing parking for at least four vehicles and in turn leads to the:

## **INTEGRAL GARAGE (19' 8" X 9' 8") OR (6.00M X 2.94M)**

Up and over door, light and power, to one side of the garage are the meter boxes for Gas and Electric.



## DIRECTIONAL NOTE

From our offices in Old Milton Road turn left (North) up Station Road and over the railway bridge and then turn second left in to Lake Grove Road passing Ballard Lake on your right. Continue over the crossroads into Marley Avenue and Marley Close will be found on your left hand side just on the sharp right hand bend.

## 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.

## EPC RATING

The EPC rating for this property 70C



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 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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