



8 Ballard Close, New Milton, Hampshire. BH25 5HW

Guide Price £725,000



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





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A beautifully refurbished and extended three double bedroom bungalow conveniently located between the open New Forest and Barton on Sea cliff top. Features of the property include large reception hall, sitting room, open-plan living area incorporating sitting, dining and kitchen areas. Conservatory/garden room. En-suite shower room, main bathroom, gas fired central heating, UPVC double glazing, large plot incorporating driveway with parking for boat/caravan subject to size. High roofed car port, garage and landscaped gardens.



ENTRANCE HALL

Accessed via composite front door with matching side screens. Hatch to loft area with pull down ladder. Smooth finished ceiling, ceiling light, vertical radiator, cupboard housing modern consumer unit, meter and gas fired boiler.

SITTING ROOM (12' 2" X 20' 4") OR (3.71M X 6.21M)

Aspect to both front and side elevations through UPVC double glazed window. Smooth finished ceiling, wall lights, panelled radiator, power points, recessed wood burner with tiled hearth and Oak mantel. Display/storage features for logs, TV aerial points, power points.



OPEN PLAN KITCHEN/ LIVING/DINING ROOM (21' 5" X 20' 11") OR (6.54M X 6.37M)

Aspect to the rear elevation through UPVC double glazed window in addition to large sliding double opening patio doors providing both views onto patio and garden beyond. The kitchen area has a work surface extending along two walls, range of base drawers and cupboards beneath. Single bowl single drainer composite sink unit and monobloc mixer tap. Integrated washing machine and dishwasher. Five ring Zanussi gas hob with glass splash back with stainless steel extractor fan over. Eye level storage cupboards, additional bank of storage cupboards incorporating fridge and freezer, fitted stainless steel electric oven with stainless steel microwave over. Large central island incorporating storage cupboards and chilled drinks cabinet with breakfast bar providing seating for three or more. Feature hanging lights over. Recessed lighting. Seating area with panelled radiator, power points and connections for wall hung television. Dining area with panelled radiator and smooth finished ceiling, recessed lighting. UPVC double glazed door providing access to:

CONSERVATORY (9' 2" X 7' 8") OR (2.80M X 2.34M)

Polycarbonate roof of UPVC double glazed construction. Panelled radiator and power.



BEDROOM 1 (23' 0" X 13' 3") OR (7.0M X 4.03M)

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, two ceiling lights, double panelled radiator, power points.

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light, extractor fan, fully tiled wall surrounds with shower cubicle, glazed shower screen and thermostatically controlled shower with rain effect shower head and recessed display niche. Wash hand basin with monobloc mixer tap with storage cupboards beneath, low level WC with concealed cistern, tiled flooring.



BEDROOM 2 (14' 7" X 13' 8") OR (4.44M X 4.16M)

Aspect to the front and side elevations through UPVC double glazed windows. Double panelled radiator, power points, recessed double wardrobe unit with hanging rails and shelving with storage cupboard over.

BEDROOM 3 (18' 5" X 8' 11") OR (5.61M X 2.72M)

Aspect to the rear elevation through UPVC double glazed window. smooth finished ceiling, ceiling light point, panelled radiator. Power points.

BATHROOM

Obscure UPVC double glazed window to side elevation, smooth finished ceiling recessed light unit, panelled bath unit with monobloc mixer tap with thermostatic controlled shower over. Glazed shower screen, low level WC with concealed cistern and storage cupboards to side. Heated towel rail, wash bowl with monobloc mixer tap and storage cupboards beneath, wall mounted mirror with lighting.



OUTSIDE

One of the main features of this property are the grounds with a driveway providing off road parking on the front elevation for three to four cars with the remainder of the garden laid to lawn with hedging located on the front boundary. Outside lighting and pathway leading to the front door. The driveway continues along the side elevation via double opening gates leading to additional parking for boat/caravan subject to size with high Car Port and access to Garage.

GARAGE

Remote controlled up and over door, of pitched roof construction. UPVC double glazed door leading to rear garden, light and power and UPVC double glazed windows.

REAR GARDEN

There is a large raised patio area adjoining the rear of the property with the remainder of the garden being laid to lawn with a selection of well established shrub and flower beds. The garden is totally secluded enclosed by both hedging and close boards fencing. There are a number of out buildings including sheds, some of which have light and power. The garden extends along the side elevation with a personal gate providing access to the front.



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 turn left at the traffic lights into Station Road proceed over the railway bridge and turn right into Barrs Avenue then first left into Ballard Close.

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. 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 E



GROUND FLOOR
1656 sq.ft. (153.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1656 sq.ft. (153.8 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms and windows, etc. are approximate. Prospective purchasers are advised to take for any time, 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 condition or working order can be given.

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