



43 Barton Court Road, New Milton, Hampshire. BH25 6NW

Guide Price £750,000



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





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LARGE GARDEN. A stunning four double bedroom house beautifully refurbished by local builders Michael Burton Homes. Located within a short walk of New Milton town centre and train station and set on wide plot with the property benefiting from entrance hall, cloakroom, sitting room, kitchen/breakfast room, dining/family room, utility room, en-suite shower room, main bathroom, southerly facing garden and integral garage. Sole Agents and vacant possession.



COVERED ENTRANCE

Front door leading to:

ENTRANCE HALL

Staircase to first floor landing, wood effect tiled flooring, smooth finished ceiling, recessed lighting, smoke detector, under stairs storage cupboard with modern consumer unit and meter. Panelled radiator, thermostatic control for central heating.

CLOAKROOM

Obscure UPVC double glazed window to front, recessed lighting, extractor fan, low level WC, wash hand basin, heated towel rail.

SITTING ROOM (16' 11" X 11' 11" MIN) OR (5.16M X 3.64M MIN)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, power points, panelled radiator, TV aerial point, feature cast iron open fireplace with ornate mantel.

KITCHEN (15' 5" X 12' 11") OR (4.69M X 3.93M)

Aspect to the rear and side elevations through UPVC double glazed windows and wood effect tiled flooring. Smooth finished ceiling, recessed lighting, smoke detector, sink unit with monobloc mixer tap set into a quartz work surface extending along two walls with range of base drawers and cupboards beneath. Integrated dishwasher, extractor canopy over, eye level storage cupboards. Additional storage cupboards with central electric double oven and microwave/combi over and further storage above and beneath. Panelled radiator. Open way through to:

DINING/FAMILY ROOM (13' 11" X 11' 11") OR (4.24M X 3.63M)

Smooth finished ceiling, wood effect flooring, recessed lighting, power points, panelled radiator, double opening doors with matching side windows providing access onto rear garden.

UTILITY ROOM

Accessed via the Kitchen with UPVC double glazed door leading to rear garden. Smooth finished ceiling, space for washing machine and tumble dryer, door leading to Garage.

FIRST FLOOR LANDING

Aspect to the side elevation through UPVC double glazed windows. Smooth finished ceiling, recessed lighting, hatch to loft area.

BEDROOM 1 (16' 0" X 11' 11") OR (4.87M X 3.63M)

Aspect to the front elevation through UPVC double glazed window. Panelled radiator, power points, TV aerial point.

EN SUITE SHOWER ROOM

Smooth finished ceiling, recessed lighting, extractor fan, tiled shower cubicle with glazed shower screen, wash hand basin, low level WC, heated towel rail and tiled flooring.

BEDROOM 2 (13' 11" X 11' 11") OR (4.25M X 3.64M)

Aspect to the rear elevation through UPVC double glazed window. Range of power points, smooth finished ceiling, recessed lighting, TV aerial point.

BEDROOM 3 (13' 0" X 9' 4") OR (3.97M X 2.85M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, panelled radiator, power points.

BEDROOM 4 (11' 0" X 9' 7") OR (3.35M X 2.91M)

Aspect to the front elevation through UPVC double glazed window. Panelled radiator, power points, TV aerial point, smooth finished ceiling, recessed lighting.

BATHROOM (9' 1" X 7' 10" MAX) OR (2.77M X 2.39M MAX)

UPVC double glazed window to side. Recessed lighting, smooth finished ceiling extractor fan, panelled bath unit with shower over and tiled wall surrounds. Low level WC, wash hand basin, heated towel rail, cupboard housing Vaillant gas fired boiler. Tiled flooring.

OUTSIDE

The front garden is designed for easy maintenance with a shingle driveway providing off road parking for 4 - 5 cars subject to size. The remainder of the garden is laid to lawn with a selection of shrub and flower beds and is enclosed by close boarded fencing. The gravel driveway provides access to:

INTEGRAL GARAGE

Up and over door, power and light, door leading to Utility.

REAR GARDEN

Large south facing rear garden accessed via a gate which leads along the side elevation. Adjoining the rear of the property is a paved patio area with the remainder of the garden partly laid to lawn, enjoying a Southerly aspect behind close board panelled fencing. Outside water tap, lighting and large space at opposite side elevation for shed.

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 right at the traffic lights into Station Road and take the second turning right into Barton Court Road.

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 £45 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.

TENURE

The resale tenure for this property is Freehold

COUNCIL TAX

The council tax for this property is band E

EPC RATING

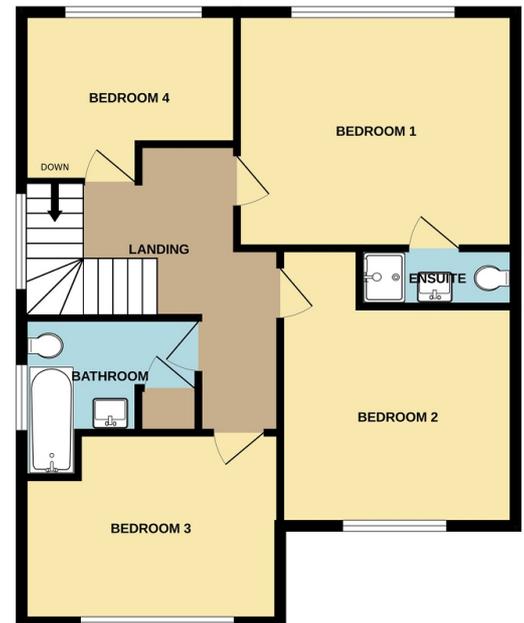
The EPC rating for this property is



GROUND FLOOR
951 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1657 sq.ft. (154.0 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.