3 Carisbrooke Court, New Milton, Hampshire. BH25 5US

£387,950

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

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A unique and versatile 3/4 Bedroom semi-detached extended house located within a quiet cul-de-sac location on a popular residential location. Features of the property include Entrance Porch, Entrance Hall, Cloakroom, Sitting Room with wood burner, Dining Room/Bedroom Four, Kitchen, Breakfast Room, Three further Bedrooms to first floor, main Bathroom, UPVC double glazing, gas fired central heating, private gardens, numerous outbuildings including Garage, garden store and office, off road parking, viewing strongly recommended.

ENTRANCE PORCH

Accessed via UPVC double glazed door. Obscure window to front elevation, recessed lighting, coat hooks, tiled flooring, door provides access to:

ENTRANCE HALL

Tiled flooring, ceiling light, staircase to first floor landing, panelled radiator, power points.

CLOAKROOM

Tiled wall surrounds, low level WC, wash hand basin, recessed lighting and tiled flooring.

SITTING ROOM/DINING ROOM (25' 6" X 12' 4") OR (7.77M X 3.76M)

Aspect to the front and side elevations through UPVC double glazed windows. Additional aspect to rear through UPVC double glazed French doors with matching side screens providing access onto rear elevation. Two ceiling light points, range of power points, panelled radiator, recessed multi-fuel wood burner set in a brick surround and hearth with Oak mantel. Connections for wall hung television.

DINING RM/BEDROOM 4 (9' 9" X 8' 10") OR (2.97M X 2.68M)

Aspect to the front elevation through UPVC double glazed windows. Ceiling light, panelled radiator, power points.

KITCHEN/BREAKFAST ROOM (18' 11" X 12' 11" MAX) OR (5.77M X 3.94M MAX)

Aspect to the rear elevation through UPVC double glazed windows. Tiled flooring, single bowl, single drainer composite sink unit with monobloc mixer tap with boiling water facility set into a work surface with storage cupboards beneath and recess for dishwasher. Additional work surface incorporating five ring induction hob, stainless steel double oven, storage drawers and base cupboards beneath. Recess for American style fridge/ freezer with larder cupboard to side. Additional work surfaces with recess for washing machine and tumble dryer. UPVC double glazed door providing access to rear garden. Vertical stylish radiator and wall mounted electric heater.

FIRST FLOOR LANDING

Panelled radiator, ceiling light, hatch to loft area with pull down ladder.

BEDROOM 1 (16' 3" X 13' 0") OR (4.95M X 3.95M)

Aspect to the rear elevation through two double glazed Velux windows. Power points, eaves storage, two single low level wardrobe/storage units, panelled radiator, connections for wall hung television.

BEDROOM 2 (12' 11" X 9' 2") OR (3.94M X 2.79M)

Aspect to the front elevation through UPVC double glazed window. Recessed light, ceiling light, panelled radiator, power points, fitted wardrobes with mirror fronted sliding doors.

BEDROOM 3 (9' 8" X 5' 11") OR (2.94M X 1.80M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points.

BATHROOM

Obscure UPVC double glazed window to side. Deep panelled bath unit with shower attachment and large rain effect shower head over. Extractor fan, part tiled wall surrounds, low level WC with concealed cistern and storage cupboards to side and matching wash hand basin with monobloc mixer tap and base drawers and cupboard beneath. Radiator with towel rail.

OUTSIDE

The grounds are one of the main features of the property with a driveway providing off road parking for two to three cars with the remainder of the area being shingled for easy maintenance, shrub and flower beds. Discreet bin store with additional storage cupboard, outside lighting. The driveway continues to provide access to:

GARAGE (17' 5" X 8' 6") OR (5.31M X 2.59M)

Remote controlled up and over door, power and light and openway leading to garden store with power and light. To the side of the garage a personal gate provides access to the side elevation where there is a composite decked driveway leading down the side elevation where there is access to Office.

OFFICE (8' 11" X 7' 3") OR (2.72M X 2.20M)

UPVC double glazed window, smooth finished ceiling, ceiling light, power points and internet connections. There is then a gate leading to a covered area which currently houses a hot tub with power and openway leads through to:

REAR GARDEN

Adjoining the rear of the property there is once again covered area for seating with composite flooring and mood lighting which leads into the rear garden where there is an additional seating and entertaining area. Low level brick wall defines the next area which is laid to lawn with stepping stone pathway leading to the rear boundary where there is once again a raised composite decking area with seating with outside power and lighting. The garden is enclosed behind both close board and panelled fencing with brick walling to provide seclusion.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

COUNCIL TAX

The council tax for this property is band C

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road and take the second turning right into Gore Road. Proceed until reaching Stem Lane on the right turning right on reaching Chatsworth Way and this turning leads into Carrisbrooke Court.

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

Successful buyers will be required to complete online checks provided by Lifetime Legal. The cost of 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.

GROUND FLOOR
1022 sq.ft. (95.0 sq.m.) approx.

1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.

ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1529 sq.ft. (142.1 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.