



3 Rubens Close, New Milton, Hampshire. BH25 5PG

£515,000



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





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A spacious FOUR DOUBLE BEDROOM detached house with DOUBLE GARAGE located in a highly sought after location within easy reach of open green, Ballard Lake and New Milton Town centre. The property benefits from numerous features including entrance hall, kitchen, separate dining room, sitting room, downstairs cloakroom, Jack and Jill en-suite bathroom, enclosed gardens, off road parking, detached double garage. UPVC double glazing, gas fired central heating, Sole Agents.



ENTRANCE PORCH (11' 8" X 4' 10") OR (3.55M X 1.47M)

Glazed roof providing natural light, power points and space for fridge freezer and tumble dryer.

ENTRANCE HALL

Accessed via UPVC double glazed door with matching side screen, staircase to first floor landing, coved and smoothed finished ceiling, under stairs storage cupboard, panelled radiator, thermostatic control for central heating.



GROUND FLOOR CLOAKROOM

Obscure UPVC double glazed window facing side elevation. Coved ceiling, ceiling light, fully tiled wall surrounds, low level WC with concealed cistern, wash hand basin with monobloc mixer tap with storage cupboards and niches beneath. Wall mounted mirror fronted medicine cabinet, panelled radiator.

SITTING ROOM (20' 4" X 12' 10") OR (6.20M X 3.90M)

Aspect over the rear elevation through UPVC double glazed window. Coved ceiling, two ceiling light points, panelled radiator, Gas flame fire with Marble surround, mantel and hearth and two feature display units to either side incorporating storage cupboards. TV aerial point, double opening UPVC double glazed French doors providing access to rear garden and patio beyond.

KITCHEN (13' 5" X 9' 2") OR (4.10M X 2.80M)

Aspect to the front elevation through UPVC double glazed window. Coved ceiling, ceiling light point, single bowl, single drainer stainless steel sink unit with monobloc mixer tap, set into a work surface extending along three walls with range of base drawers and cupboards beneath. Gas fired boiler located in cupboard, recess for washing machine and fridge/freezer, four ring gas hob with extractor fan over. Electric oven, eye level storage cupboards, additional work surfaces with storage cupboards beneath. Power points, programmer and time clock for central heating. UPVC double glazed door onto side elevation. Serving hatch through to dining room.



DINING ROOM (13' 5" X 11' 2") OR (4.10M X 3.40M)

Aspect over the front elevation through UPVC double glazed window, coved ceiling, ceiling light, double panelled radiator, power points.

FIRST FLOOR LANDING

Aspect to the side elevation through large UPVC double glazed window. Coved and smooth finished ceiling, ceiling light, hatch to loft area with pull down ladder.



BEDROOM 1 (12' 10" X 10' 10") OR (3.90M X 3.30M)

Aspect over the front elevation through UPVC double glazed window. Coved ceiling, recessed lighting. Panelled radiator, three wall light points, power points, bank of wardrobes extending along one wall with double opening doors, hanging rails and shelving. Door providing access to:

JACK & JILL BATHROOM (9' 6" X 7' 7") OR (2.90M X 2.30M)

Obscure UPVC double glazed windows facing side elevation. Coved ceiling, recessed lighting, fully tiled wall surrounds, panelled bath unit, monobloc mixer tap, shower attachment. Low level WC with concealed cistern, wall hung wash hand basin with monobloc mixer tap, storage cupboards beneath, wall hung mirror fronted medicine cabinet with lighting, shower cubicle with glazed screen and door and thermostatically controlled shower unit.



BEDROOM 2 (10' 10" X 9' 2") OR (3.30M X 2.80M)

Aspect to the front elevation through UPVC double glazed window. Coved ceiling, ceiling light, panelled radiator, power points, recessed double wardrobe with hanging rails and storage over.

BEDROOM 3 (12' 2" X 9' 2") OR (3.70M X 2.80M)

Aspect over the rear elevation through UPVC double glazed window. Coved ceiling, ceiling light point, power points.

BEDROOM 4 (10' 10" X 8' 10") OR (3.30M X 2.70M)

Aspect over the rear elevation through UPVC double glazed window. Coved ceiling, ceiling light point, panelled radiator, power points, fitted wardrobes extending along one wall with sliding doors, hanging rails and shelving within.

DETACHED DOUBLE GARAGE

Off road parking for two cars and parking and access to the detached double garage with remote controlled up and over door, power and light, personal door onto side.

REAR GARDEN

The rear garden is enclosed behind panelled fencing and the paved area continues along the South side of the property providing additional seating, large garden store and brick raised flower beds. Within this area there is outside lighting and wrought iron gate providing return access to the front elevation.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge into Fernhill Lane and take the second turning right into Brook Avenue North then take the first turning right into Rubens Close.

TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is D58

GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA - 1367 sq.ft. (127.0 sq.m.) approx.

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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.