



**9 Lyon Avenue, New Milton, Hampshire. BH25 6AP**

**£750,000**



**Ross Nicholas & Company Limited**  
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BH25 6DQ  
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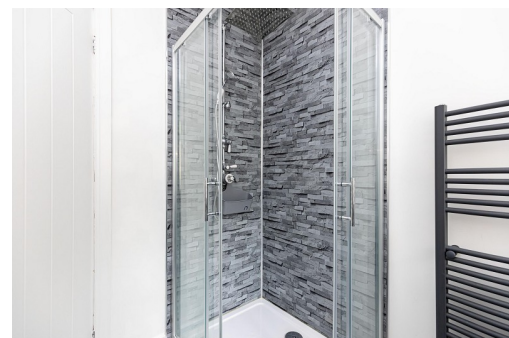
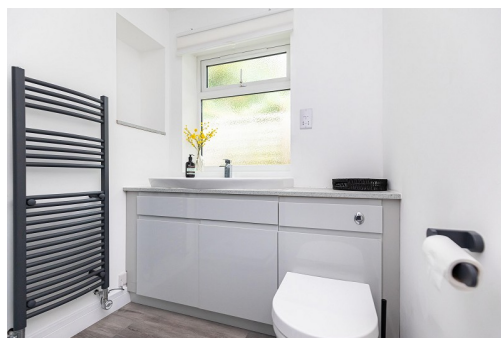




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A Superb deceptively spacious four bedroom detached house which has been extended and re-furnished to a high standard. The property is located in a sought after road within easy walk of New Milton Town Centre.



## ENTRANCE

Under soffit lighting illuminates the front door entrance area and driveway with UPVC double glazed door providing access to:

## ENTRANCE HALL (10' 2" X 6' 2") OR (3.10M X 1.88M)

Smooth finished ceiling, ceiling light point, half turn staircase to first floor landing, radiator, Karndean style flooring, power points, mains voltage smoke detector, door provides access to deep under stairs storage cupboard with lighting, access to safety trip consumer unit, window, coats rail and continuation of flooring. Door provides access to kitchen, door to cloakroom and door leads to:

## DINING ROOM (16' 1" X 12' 2") OR (4.91M X 3.70M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing side aspect with double panelled radiator beneath, numerous power points, TV aerial connection point, picture rail, continuation of matching flooring which continues throughout the ground floor and opening provides access to:

## SITTING ROOM (22' 9" X 15' 3") OR (6.94M X 4.65M)

Part of a recent addition to this property, flooded with natural light from double glazed sash windows overlooking rear garden aspect and double opening French doors providing access to the patio and garden area. The room benefits from two massive skylights which provides more borrowed light to the kitchen and dining room areas as well as the Sitting Room, numerous power points, TV aerial connection point, under floor heating, LED downlights fitted to dimmer switches, Opening provides access to:

## KITCHEN (26' 8" X 10' 7") OR (8.14M X 3.22M)

Providing a stunning sized family/entertaining space. Well fitted with modern kitchen, attractive contrasting worktops with matching upstands and comprises of one and a half bowl enamel sink in white with single drainer and swan necked mixer tap. Fitted Siemens induction hob with double oven and grill beneath. Additional eye level Miele oven with warming drawer beneath and Miele combination microwave oven beneath with storage cupboards above and beneath. Integrated full size cutlery drawer with two deep pan drawers beneath. Integrated full size dishwasher, integrated bin re-cycling drawer. Stainless steel switches and sockets, LED downlights, heat detector, large UPVC double glazed window overlooks front garden aspect, integrated full size fridge and freezer x 2 with storage cupboards to one side. Fitted breakfast table with storage cupboards to one side with four chairs, extractor above induction hob, and square opening provides access to:

## INNER HALL (22' 3" X 3' 10") OR (6.77M X 1.17M)

Four LED downlights, UPVC double glazed window facing front aspect, comprehensive range of storage cupboards to one side with display surface above to matching style of main kitchen. Wall mounted radiator, door to ground floor bedroom and square opening provides access to:

## UTILITY ROOM (7' 0" X 5' 7") OR (2.14M X 1.70M)

Smooth finished ceiling, ceiling light point, opaque UPVC double glazed door providing access to rear garden. Wall mounted Vailant gas fired central heating boiler. Comprehensive range of eye level and floor mounted storage cupboards. Space and plumbing for washing machine and tumble dryer to one side. Power points, tiled splash backs, display shelving and door provides access to:

## GARAGE (15' 4" X 8' 4") OR (4.68M X 2.54M)

Three LED strip lights, further door provides access to driveway, numerous power points.

## BEDROOM 1 (14' 0" X 13' 3") OR (4.26M X 4.05M)

Part of the later extension, a sizeable room with numerous downlights, smooth finished ceiling. Sash style UPVC double glazed windows overlooking rear garden aspect with panelled radiator with independent thermostat beneath. Range of fitted wardrobes to one wall and door provides access to:

## EN-SUITE SHOWER ROOM (7' 6" X 5' 7") OR (2.29M X 1.70M)

Smooth finished ceiling with four ceiling downlights and Expelair Extractor. UPVC double glazed window facing side aspect. Sizeable wash hand basin with monobloc mixer tap with pop-up waste with vanity unit beneath with connecting low level WC to one side with push button flush, shaver socket, display recess and double opening sliding glazed doors provide access to shower cubicle with thermostatically controlled shower mixer with adjustable shower attachment and overhead rainwater shower. Heated towel rail also with electric element for summer time use.

## CLOAKROOM (5' 7" X 3' 0") OR (1.70M X 0.92M)

Ceiling light, opaque UPVC double glazed window facing front aspect, low level WC. Wash hand basin with vanity unit beneath with monobloc mixer tap with pop-up waste, heated chrome effect towel rail.

## FIRST FLOOR LANDING (17' 5" X 3' 0") OR (5.32M X 0.91M)

Ceiling light, mains voltage smoke detector, access to loft via drop down loft ladder and benefits from light, power point to landing, door provides access to:

## BEDROOM 2 (16' 2" X 12' 1") OR (4.92M X 3.69M)

Ceiling light point, smooth finished ceiling, UPVC double glazed windows facing rear and side aspects, double panelled radiator with independent thermostat, TV aerial point, power points.

## BEDROOM 3 (11' 6" X 11' 1") OR (3.51M X 3.39M)

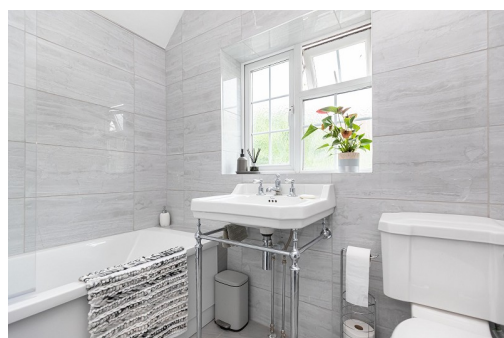
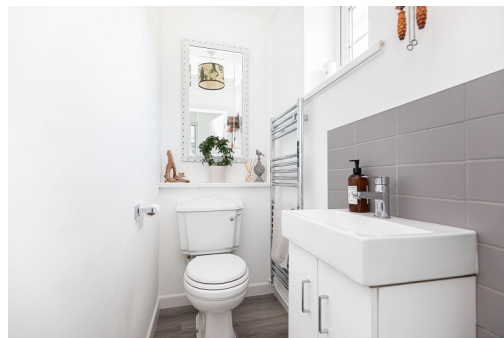
Ceiling light point, UPVC double glazed window facing rear aspect with radiator beneath with independent power points.

## BEDROOM 4 (13' 6" X 6' 8") OR (4.11M X 2.02M)

Smooth finished ceiling, ceiling light point, two sets of UPVC double glazed window facing front aspect with radiator beneath and independent thermostat. Power points, irregular shaped opening provides access to additional storage area with wall light points.

## COUNCIL TAX

The council tax for this property is band E



## BATHROOM (7' 5" X 5' 10") OR (2.26M X 1.77M)

Smooth finished ceiling, four ceiling downlights, ceiling extractor, opaque UPVC double glazed window facing side aspect. White suite comprising panelled enclosed bath with mixer tap, pop-up waste, separate thermostatically controlled shower mixer above with shower attachment and overhead rainwater shower. Glazed shower screen to one side, fully tiled walls and flooring, wash hand basin with monobloc mixer tap with pop-up waste, low level WC, chrome effect towel rail including radiator. Wall mounted mirror fronted medicine cabinet.

## OUTSIDE

Double opening timber five bar gates provide access to the Tarmac drive which then leads onto additional hard standing for additional off road parking and ideally suited for boat or caravan if required. The front garden is enclosed by Evergreen hedging to three sides and the driveway continues to one side of the property where additional vehicles can be parked or stored. Close boarded gate provides access to the left hand boundary and five bar gate provides easy access to the right-hand side of the property providing an ideal storage area for trailers or additional vehicles if required. Access to outside electric and gas meter boxes.



## REAR GARDEN

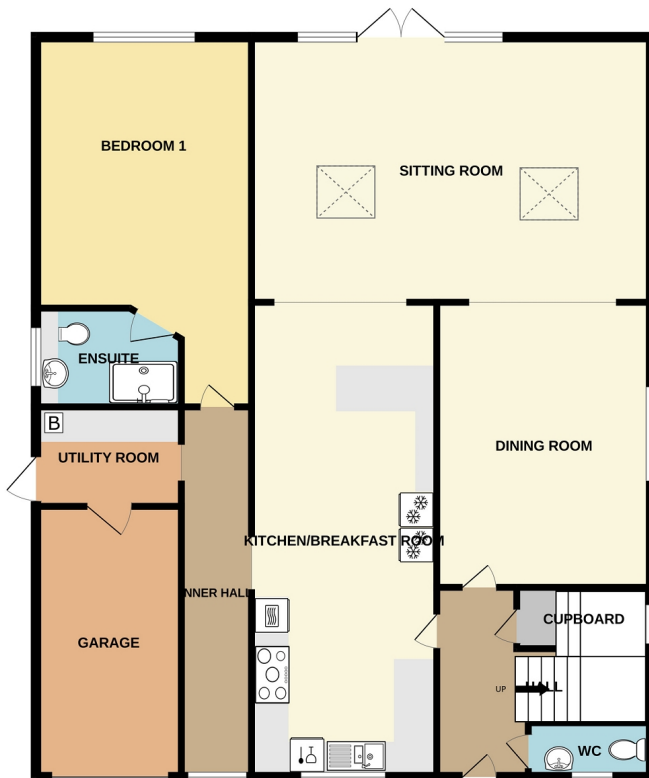
Timber decking area adjoins the rear of the property and also hard standing pavements mixed in with a gravel path and gravel hard standing areas. The garden is laid to level lawn with shrub borders providing a good deal of greenery, colour and screening from neighbouring properties. Patio is illuminated and side passage by low voltage LED soffit lights which illuminates the entrance to the Utility Room door and side gate. Outside water tap, Summer House and screened to one corner of the garden are two garden storage sheds and path provides access to a further storage shed located in the far right-hand corner of the garden, all of which are hidden from the main property.



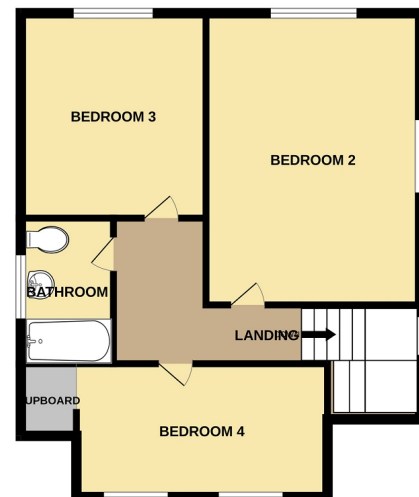
## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed to the traffic lights crossing over into Ashley Road taking the 4th turning left into Lyon Avenue.

GROUND FLOOR  
1462 sq.ft. (135.8 sq.m.) approx.



1ST FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



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TOTAL FLOOR AREA: 2049 sq.ft. (190.3 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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