



2 Earlswood Park, New Milton, Hampshire. BH25 5GY

£450,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 625 500





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A very well presented four bedroom detached house located in a highly sought after popular development and offering numerous features including Entrance Hall, Sitting Room, Dining Area, Conservatory, Kitchen/Breakfast Room, ground floor Bedroom/Playroom, En-Suite Shower Room, Main Bathroom, South facing rear garden, off road parking. Solar Panels.



ENTRANCE HALL

Accessed via front door, recessed light.

CLOAKROOM

Obscure UPVC double glazed window to front, recessed lighting, low level WC, wash hand basin with monobloc mixer tap with storage beneath. Tiled flooring, panelled radiator.

SITTING ROOM (13' 4" X 13' 3") OR (4.06M X 4.04M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, smoke detector, two panelled radiators, staircase to first floor landing, electric fire with stone hearth, under stairs storage cupboards with light, open way through to:

DINING ROOM (9' 1" X 7' 8") OR (2.77M X 2.33M)

Ceiling light, panelled radiator, power points, double opening double glazed French Doors providing access into:

CONSERVATORY (12' 2" X 8' 8") OR (3.71M X 2.64M)

Polycarbonate roof, UPVC double glazed construction with low wall, power points, UPVC double glazed French doors providing access onto rear patio and garden beyond.

KITCHEN/BREAKFAST ROOM (11' 8" X 9' 0") OR (3.55M X 2.74M)

Aspect to the rear elevation through UPVC double glazed window. Single bowl single drainer composite sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base cupboards and drawers beneath. Recess for full height fridge/freezer, fitted electric oven with four ring electric hob with extractor fan over. Eye level storage cupboards, part tiled wall surrounds, panelled radiator and tiled flooring, smooth finished ceiling, recessed lighting, integrated dishwasher and washing machine adjoining. Cupboard housing Glow Worm gas fired boiler, UPVC double glazed door providing access onto side elevation and garden beyond.

BEDROOM 4/FAMILY ROOM (16' 6" X 8' 0") OR (5.03M X 2.44M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, panelled radiator, power points, door providing access onto side elevation, cupboard housing Solar Panel meter.

FIRST FLOOR LANDING

Aspect to the side elevation through UPVC double glazed window. Ceiling light, smoke detector, hatch to loft with pull down ladder. Airing cupboard housing high pressure water cylinder with shelving over and additional storage cupboard with hanging rails and shelf. Power point.

BEDROOM 1 (10' 9" X 9' 3") OR (3.28M X 2.82M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, panelled radiator, range of fitted recessed wardrobes comprising two double units with hanging rails and shelving.

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to side, recessed lighting, extractor fan, recessed shower cubicle with folding glazed shower screen, thermostatically controlled shower unit, wash hand basin with monobloc mixer tap with storage beneath and tiled splash back with mirror, double panelled radiator, low level WC, tiled flooring.

BEDROOM 2 (10' 4" X 0' 6") OR (3.15M X 0.16M)

Aspect to the front elevation through UPVC double glazed window, panelled radiator, power points, one double one single recessed wardrobe with hanging rail and shelf.

BEDROOM 3 (7' 3" X 7' 0") OR (2.21M X 2.13M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, power points, panelled radiator, double wardrobe with drawers beneath with display shelving and storage to side.

BATHROOM

Obscure UPVC double glazed window to rear. Recessed lighting, panelled bath with monobloc mixer tap and shower attachment, tiled wall surrounds, folding shower screen, low level WC, wash hand basin with monobloc mixer tap and storage beneath with shelving, part tiled wall surrounds, wall mounted mirror and shaver point, double panelled radiator, tiled flooring.

OUTSIDE

There is a driveway providing off road parking for two cars with the remainder of the garden being laid to lawn and pathway providing access to the front door. The driveway continues along the side elevation via a personal gate where there is a paved hard standing area with timber shed. The pathway continues to the rear garden which is mainly laid to lawn with a selection of shrub and flower borders enclosed behind both close board and panelled fencing. Patio adjoins the rear of the property and there is an additional shed located to the rear boundary. Outside water tap and power.

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 proceed over the traffic lights into Ashley Road and proceed until reaching the traffic lights in Ashley. Turn left and take the 5th turning right into Earlswood Park.

TENURE

The resale tenure for this property is Freehold



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

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 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 D

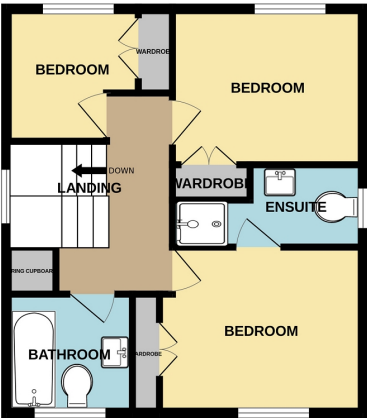
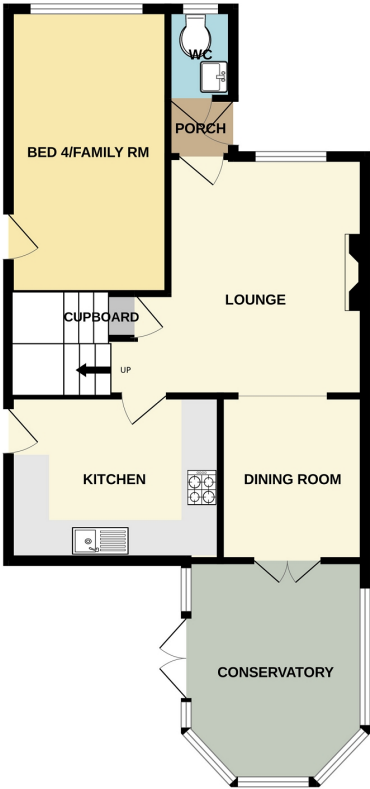
EPC RATING

The EPC rating for this property is B88



GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1111 sq.ft. (103.3 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.

Made with Metropix 11/2024

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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.