



**1 Ferndale Road, New Milton, Hampshire. BH25 5EX**

**Guide Price £474,950**



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





## **1 Ferndale Road, New Milton, Hampshire. BH25 5EX**

**Guide Price £474,950**

A four bedroom chalet residence situated within a popular residential area within easy access of New Milton Town Centre and train station. Additional features include Entrance Hall, ground floor bedroom with En-Suite Shower Room, Sitting Room, Kitchen/Dining Room, Cloakroom, Utility Area, additional En-Suite Shower Room, Main Bathroom, off road parking, UPVC Double Glazing, Gas fired central heating, Vendor suited.



## COVERED ENTRANCE

Quarry tiled step and UPVC double glazed door with matching side screen providing access to:

## ENTRANCE HALL

Staircase to first floor landing, wall lights, panelled radiator, power points.

## CLOAKROOM

Ceiling light, extractor fan, low level WC, panelled radiator, wall hung wash hand basin with tiled splash back, tiled flooring.



## SITTING ROOM (16' 11" X 11' 0") OR (5.15M X 3.35M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, wall lights, power points, TV aerial point, panelled radiator, electric fire set into a marble surround hearth and ornate mantel. Double opening doors provide access to:

## KITCHEN/DINING ROOM (21' 6" X 8' 6") OR (6.55M X 2.59M)

Aspect to the rear elevation through UPVC double glazed window. One and a half bowl single drainer ceramic sink unit set into a work surface extending along one wall and incorporating breakfast bar with seating for approximately three. Base drawers and cupboards. Integrated dishwasher, fitted stainless steel electric oven with matching microwave over, additional work surface with four ring gas hob, base drawers and cupboards beneath. Eye level storage cupboards, part tiled wall surrounds, power points, tiled flooring, double panelled radiator. Dining area with ceiling light, smooth finished ceiling, double opening doors with matching side screens providing both views and access onto rear patio and garden beyond. Open way through to:

## UTILITY AREA

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, recessed light, wall mounted Vailant boiler, recess for washing machine. Integrated fridge and freezer unit with additional storage to side and over. Double glazed door to side elevation, tiled flooring.



## BEDROOM 4 (14' 0" X 8' 0") OR (4.27M X 2.45M)

Ground floor with aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, wall lights, power points, panelled radiator.

## EN SUITE SHOWER ROOM

Recessed shower cubicle with glazed shower screen and Red Ring shower unit. Wash hand basin with monobloc mixer tap storage cupboards beneath, wall mounted mirror, light and shaver point.



## FIRST FLOOR LANDING

Double glazed Velux window providing natural light. Hatch to loft area, power point.

## BEDROOM 1 (12' 8" X 11' 0") OR (3.85M X 3.35M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, panelled radiator, range of fitted bedroom furniture incorporating three single wardrobes with hanging rails and storage and additional storage to sides, chest of drawers, dressing table with chest of drawers and power points.



## EN SUITE

Obscure UPVC double glazed window to rear, smooth finished ceiling, extractor fan, ceiling light, fully tiled wall surrounds, corner Spa bath, low level WC, wash hand basin with storage beneath and to side, wall mounted mirror fronted medicine cabinet, panelled radiator and tiled flooring.

## BEDROOM 2 (11' 0" X 9' 10") OR (3.35M X 3.0M)

Aspect to the front elevation through UPVC double glazed window, range of fitted bedroom furniture incorporating three single wardrobe units with hanging rails and shelving with additional storage to side. Bed recess and large bedside cabinets with drawers and dressing table with additional storage cupboard, smooth finished ceiling, ceiling light, power points.

## BEDROOM 3 (10' 8" X 9' 0") OR (3.26M X 2.75M)

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



## SHOWER ROOM

Smooth finished ceiling, ceiling light, fully tiled wall surrounds, corner shower cubicle with thermostatically controlled shower unit, panelled radiator, low level WC, pedestal wash hand basin with monobloc mixer tap, mirror, light and shaver point over. Tiled flooring.

## OUTSIDE

The front garden is mainly laid to lawn with shrub and flower beds and is enclosed behind both fencing and walling. A brick paved driveway provides off road parking for approximately two cars and a pathway extends along the side elevation providing access to the rear garden.

## REAR GARDEN

Adjoining the rear of the property is a paved patio area with steps leading to a secondary patio with brick walling. The remainder of the garden is mostly laid to lawn with a selection of shrub and flower beds. The garden enjoys a southerly aspect and seclusion with a selection of close board fencing and hedging. Located to the rear boundary are two timber sheds and additional storage to the side elevation.

## 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 left at the traffic lights and continue along Station Road proceeding over the railway bridge then take the first turning right into Manor Road turning into Oakwood Avenue then take the left fork into Ferndale 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

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.



## TENURE

The resale tenure for this property is Freehold

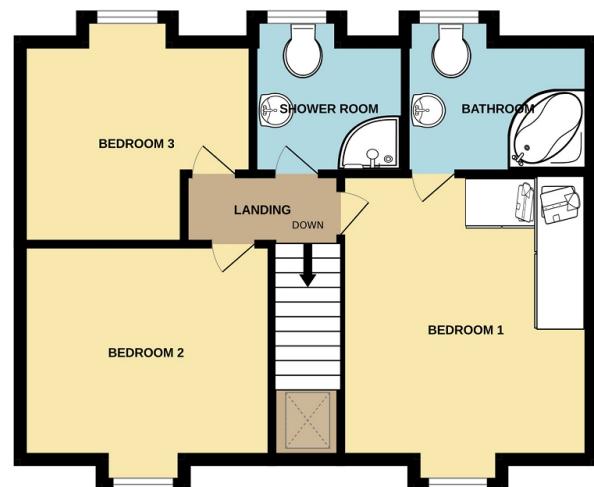
## EPC RATING

The EPC rating for this property is D66



GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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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