



12 Derwent Road, New Milton, Hampshire. BH25 5HY

£479,950



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





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A well presented four bedroom detached house located in a quiet cul-de-sac location within level walk of local shopping parade, features of the property include Entrance Hall, Lounge/Dining Room, Kitchen, Cloakroom, Utility Room, En-Suite Shower Room, main Bathroom, off road parking for 3 cars, garden store, large South facing rear garden.



ENTRANCE PORCH

Accessed via UPVC double glazed door and double glazed side windows,, recessed lighting, tiled flooring, power points, UPVC double glazed door providing access to:

ENTRANCE HALL

Staircase to first floor landing, double panelled radiator, ceiling light, power point.

CLOAKROOM

Low level WC, wall hung wash hand basin with tiled splash back, panelled radiator.

SITTING ROOM/DINING ROOM (25' 8" X 11' 5") OR (7.82M X 3.47M)

Aspect to both front and rear elevations through UPVC double glazed bay window and double opening French Doors with matching side screens providing both views and access onto rear garden. Two ceiling light points, two double panelled radiators, power points, TV aerial point, thermostatic control for central heating. Multi-panelled glazed door from dining area leading to kitchen.



KITCHEN (12' 5" X 8' 4") OR (3.78M X 2.53M)

Aspect to the rear elevation through UPVC double glazed window. One and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along one wall with drawers and cupboards beneath. Wine store and recess for full size dishwasher, additional work surface with Neff electric double oven, four ring Neff electric hob and extractor fan over. Eye level storage cupboards, recess for full height fridge/freezer, part tiled wall surrounds, UPVC double glazed door providing access onto side elevation. Cupboard housing Vaillant gas fired boiler, programmer and time clock.



UTILITY ROOM (7' 9" X 7' 4") OR (2.37M X 2.23M)

Currently used as a Utility Room/Office. Ceiling light, work surface with recess for washing machine and fridge. Heated towel rail, under stairs storage cupboard. Consumer unit, ceiling light.

FIRST FLOOR LANDING

Aspect to the side elevation through UPVC double glazed window. Ceiling light, hatch to loft area with pull down ladder, panelled radiator, power point, airing cupboard housing pre-lagged hot water cylinder with fitted immersion heater.

BEDROOM 1 (12' 1" X 10' 5") OR (3.68M X 3.18M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, recessed light, panelled radiator, power points, fitted recessed bedroom furniture comprising two double wardrobes with hanging rails and shelving.



EN-SUITE SHOWER ROOM

Obscure double glazed window to rear. Fully tiled wall surrounds, shower cubicle with sliding glazed shower screens, Mira Event wall mounted shower unit, heated towel rail, wash hand basin with monobloc mixer tap, storage cupboards beneath and mirror over, shaver point, low level WC.

BEDROOM 2 (9' 10" X 9' 7") OR (3.00M X 2.92M)

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

BEDROOM 3 (8' 4" X 8' 1") OR (2.54M X 2.46M)

Aspect to the rear elevation through UPVC double glazed window. Panelled radiator, recessed double wardrobe with hanging rail and shelving. Power points.

BEDROOM 4 (8' 8" X 6' 7") OR (2.64M X 2.01M)

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



BATHROOM

Obscure UPVC double glazed window to front. Ceiling light, fully tiled wall surrounds, panelled bath unit with wall mounted Mira Event shower. Monobloc mixer tap. Folding shower screen, low level WC, wash hand basin with monobloc mixer tap, storage cupboards beneath and wall wall mounted mirror fronted medicine cabinet over. Heated towel rail, corner wall mounted cupboard.

OUTSIDE

The front garden is designed for easy maintenance being mainly tarmacadam with room for three to four cars and is partially enclosed behind picket fencing and hedging. The driveway provides access to:

STORE ROOM

Garden store with remote controlled up and over door, power and light.

REAR GARDEN

The garden is one of the main features of the property and enjoys a Southerly aspect. Paved patio area adjoining the rear of the property with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind close board fencing and there is a paved pathway leading to the rear boundary where there is a hard standing area with timber shed. Outside water tap and lighting.

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 into Station Road and proceed over the railway bridge into Fernhill Lane. Turn right into Brook Avenue North and continue on this road and on the sharp bend turn right into Derwent Road.

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

Require a survey? Visit our website www.rossnicholas.co.uk for further information. 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.



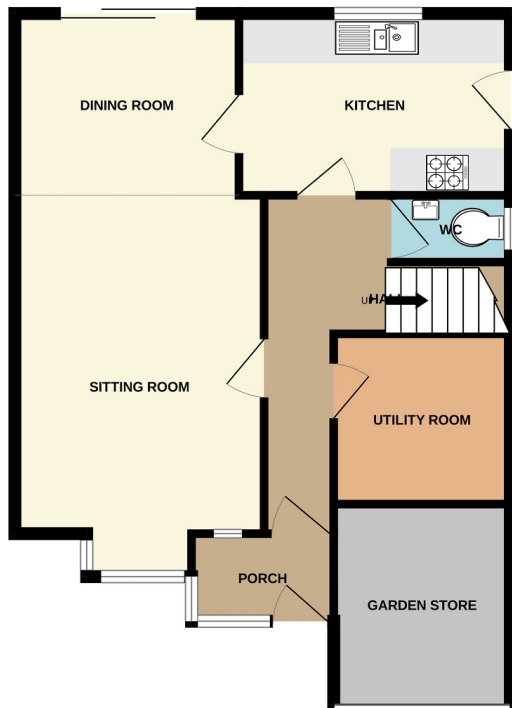
EPC RATING

The EPC rating for this property is C71

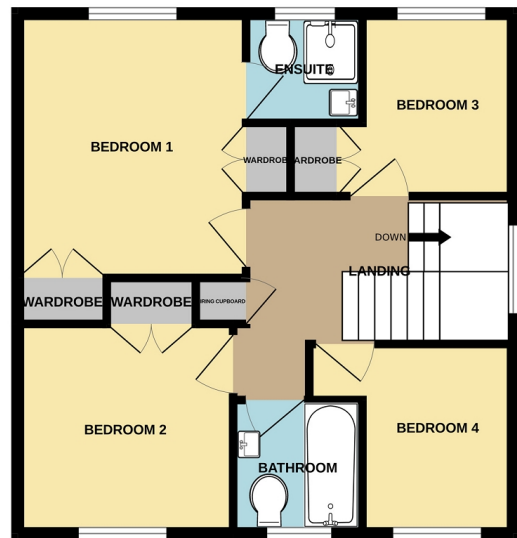
COUNCIL TAX

The council tax for this property is band E

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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.