



6 Lavender Gardens, Hordle, Lymington, Hampshire. SO41 0EY

£535,000



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





6 Lavender Gardens, Hordle, Lymington, Hampshire. SO41 0EY

£535,000

A well presented three double bedroom detached bungalow built by Wilson Homes in approximately 2007 and located in a quiet location in the village of Hordle. The bungalow benefits from a spacious Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Utility area in large Garage, En-Suite Shower Room, Main Bathroom, UPVC double glazing, gas fired central heating.



ENTRANCE HALL (15' 1" X 13' 9") OR (4.59M X 4.19M)

Accessed via composite front door. Smooth finished ceiling, ceiling light point, smoke detector, hatch to loft area with pull down ladder, power points, thermostatic control for central heating. Airing cupboard housing Megaflo hot water cylinder and slatted shelving together with additional storage cupboard housing Glow Worm gas fired boiler. Smooth finished ceiling, ceiling light, consumer unit and water softener.

SITTING ROOM (15' 10" X 12' 5") OR (4.82M X 3.78M)

Aspect to the side elevation through UPVC double glazed window. Additional UPVC double glazed French Doors providing views and access onto rear garden. Smooth finished ceiling, wall lights, panelled radiator, power points, TV aerial point, electric fire set into a stone surround, hearth and mantel.

KITCHEN/BREAKFAST ROOM (18' 7" X 12' 3") OR (5.67M X 3.74M)

Smooth finished ceiling, recessed lighting, ceiling light, one and a half bowl stainless steel sink unit set into a granite work surface extending along three walls with range of base drawers and cupboards beneath, integrated Hotpoint dishwasher, fitted Fridge/Freezer, Neff electric double oven with storage beneath. Bosch four ring induction hob with stainless steel extractor fan, storage cupboards, part tiled wall surrounds, power points, tiled flooring, panelled radiator, TV aerial point, matching dressers with storage cupboards and display shelving, door providing access to utility area and large garage.

BEDROOM 1 (13' 7" X 9' 7") OR (4.14M X 2.93M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points, connections for wall hung television, double wardrobe unit with mirror fronted sliding doors and matching chest of drawers to side.

EN-SUITE SHOWER ROOM (7' 5" X 4' 6") OR (2.27M X 1.38M)

Obscure UPVC double glazed window to front. Smooth finished ceiling, recessed lighting, part tiled wall surrounds, low level WC with concealed cistern with matching wash hand basin with monobloc mixer tap and storage cupboards beneath. Wall mounted mirror, extractor fan, heated towel rail, tiled flooring. Walk-in shower cubicle with auto-start push button control.

BEDROOM 2 (11' 5" X 9' 9") OR (3.47M X 2.96M)

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

BEDROOM 3 (10' 03" X 8' 08") OR (3.12M X 2.64M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, panelled radiator, power points, fitted double wardrobe with sliding mirror fronted doors and matching chest of drawers to side.

BATHROOM (6' 5" X 6' 1") OR (1.95M X 1.85M)

Obscure UPVC double glazed window to side elevation. Smooth finished ceiling, recessed lighting, part tiled wall surrounds, panelled bath with monobloc mixer tap and thermostatically controlled shower unit over. Glazed shower screen, low level WC, wash hand basin with storage cupboards beneath. Wall mounted mirror fronted medicine cabinet and shaver point. Tiled flooring. Heated towel rail.

OUTSIDE

From Lavender Road a gravel drive provides access to Lavender Gardens and number 6 is tucked away in a peaceful setting. The property benefits from a paved driveway with additional parking in the gravel area which also acts as a turning space. Shrub borders provide an attractive approach and setting to the property. Numerous outside wall lights to the front of the property and driveway area. The property also benefits from plastic soffits and fascias, roller garage door provides access to:

GARAGE (18' 6" X 10' 0") OR (5.64M X 3.06M)

Eaves storage, power and light range of shelving and stainless steel sink unit set into a Granite work top with monobloc mixer tap, storage cupboard beneath and recess for both washing machine and tumble dryer. Personal door provides access through to the rear garden and in addition door provides access to Breakfast Room.

REAR GARDEN

Designed for ease of maintenance with large patio area adjoining the rear of the property with the remainder of the garden laid to gravel with attractive shrub borders, ornamental fish pond and water feature. The garden is enclosed behind close board fencing and the property benefits from two lockable side gates.

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 village of Hordle. On reaching Hordle turn into Lavender Road on the right then Lavender Gardens will be found a short way along on the left just past Pinewood 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. 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 E



EPC RATING

The EPC rating for this property is C74



GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



TOTAL FLOOR AREA - 1200 sq.ft. (111.5 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 ©2022

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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.