



**5 Glenavon, New Milton, Hampshire. BH25 6TU**

**£525,000**



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



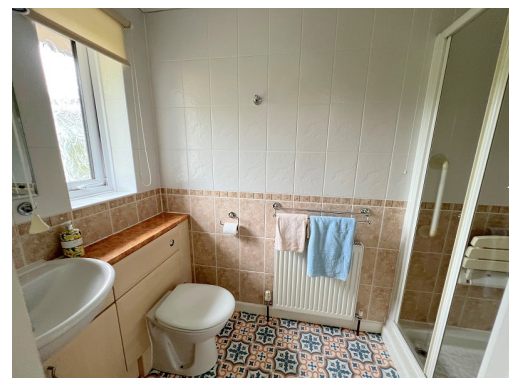




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A spacious extended three bedroom detached bungalow located in a quiet residential cul-de-sac offering numerous features including double garage, utility room, kitchen/breakfast room, sitting room, conservatory, en-suite shower room, main bathroom, large driveway, gardens, UPVC double glazing, gas fired central heating.





## ENTRANCE HALL

Accessed via UPVC double glazed front door with obscure UPVC double glazed window to side. Smooth finished ceiling, Ceiling light, double panelled radiator, power points, one double and one single wardrobe unit with hanging rails and shelving and additional storage over.

## UTILITY ROOM (8' 3" X 6' 9") OR (2.52M X 2.05M)

Obscure UPVC double glazed door providing access to rear elevation. Smooth finished ceiling, ceiling light, smoke detector, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface with storage cupboards beneath and recess for tumble dryer and washing machine. Tiled flooring, additional broom cupboard with storage over, door providing access to Double Garage.

## INNER HALL

Hatch to loft area with pull down ladder. Two Ceiling light points, smoke detector, power points, double panelled radiator, consumer unit, cupboard housing Vaillant gas fired boiler.

## SITTING ROOM (16' 6" X 12' 4") OR (5.03M X 3.76M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, wall light points, double panelled radiator, power points, TV aerial point, electric fire set into a stone surround and hearth with Oak mantel, sliding double glazed patio doors leading to:

## CONSERVATORY (10' 6" X 11' 3") OR (3.19M X 3.43M)

Polycarbonate vaulted ceiling with ceiling opening, UPVC double glazed windows providing views over the garden, power points, wall light, double glazed tilt and turn patio door providing access onto patio and garden beyond.

## KITCHEN/BREAKFAST ROOM (19' 5" X 10' 6") OR (5.93M X 3.19M)

Aspect to the front elevation through UPVC double glazed bay window and additional aspect to the side elevation through UPVC double glazed window, one and a half bowl single drainer stainless steel sink unit with additional filtered drinking tap set into a work surface extending along two walls with range of base drawers and cupboards beneath including breakfast bar with storage beneath. Recess for dishwasher, fitted four ring AEG gas hob and extractor fan over, additional work surface with base drawers and cupboards beneath. Display shelving to end, fitted gas oven and recess for full height fridge/freezer and storage cupboards over. Eye level storage part tiled wall surrounds, double panelled radiator, power points and TV aerial point.

## BEDROOM 1 (13' 5" X 9' 9") OR (4.08M X 2.97M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, double panelled radiator, power points, recessed double wardrobe with folding doors, hanging rail and shelf, additional wardrobe unit comprising three double units with hanging rail and shelf, additional drawers and cupboards over. Wall light.

## BEDROOM 2 (10' 10" X 10' 1") OR (3.29M X 3.07M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, fitted double wardrobe with hanging rails and shelf with storage drawers beneath. Power points, wall light.

## EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to side. Recessed lighting, extractor fan, fully tiled wall surrounds, low level WC with concealed cistern and matching wash hand basin to side with storage cupboards beneath. Mirror, light and shaver point over. Panelled radiator, recessed shower cubicle with folding glazed shower screen. Fitted Mira glazed shower unit.

## BEDROOM 3 (9' 9" X 9' 6") OR (2.96M X 2.90M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, smoke detector, double panelled radiator, fitted work station with storage cupboards and additional storage cupboards over. Double panelled radiator, power points.

## BATHROOM (6' 8" X 6' 6") OR (2.04M X 1.97M)

Recessed lighting, extractor fan, Obscure UPVC double glazed window onto Utility Room. Fully tiled wall surrounds, panelled bath unit with Mira XL shower over, radiator, low level WC with concealed cistern and matching wash hand basin to side with monobloc mixer tap, storage cupboards and drawers. Fully tiled walls, large medicine cabinet extending along one wall with storage and lighting.

## OUTSIDE

The front garden is designed for easy maintenance having artificial lawn with a selection of shrub and flower beds. A brick paved driveway provides off road parking for approximately three to four cars and access to:

## DOUBLE GARAGE (18' 6" X 18' 3") OR (5.63M X 5.55M)

Large remote controlled up and over door, eaves storage, power and light, personal door with matching window providing access onto rear garden. To the rear of the garage there is a large workshop/storage room having Polycarbonate window. 2.88m x 3.01m.

## REAR GARDEN

This has been designed for easy maintenance being mainly brick paved with shingle and a selection of shrub and flower beds. This area is enclosed behind close board panelled fencing to provide seclusion.

## MAIN GARDEN

Located to the side elevation with a central artificial lawned area with the remainder of the garden being brick paved and patio areas. The garden is enclosed behind both close board fencing and brick walling and has a selection of shrub and flower beds. There is a large raised brick flower bed and pond with surrounding rockery. Outside lighting 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 cross over at the traffic lights into Ashley Road and take the 5th turning right into Caird Avenue. first right into Inglewood Drive then first left into Glenavon.

**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.

**BUYERS NOTE**

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 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

**COUNCIL TAX**

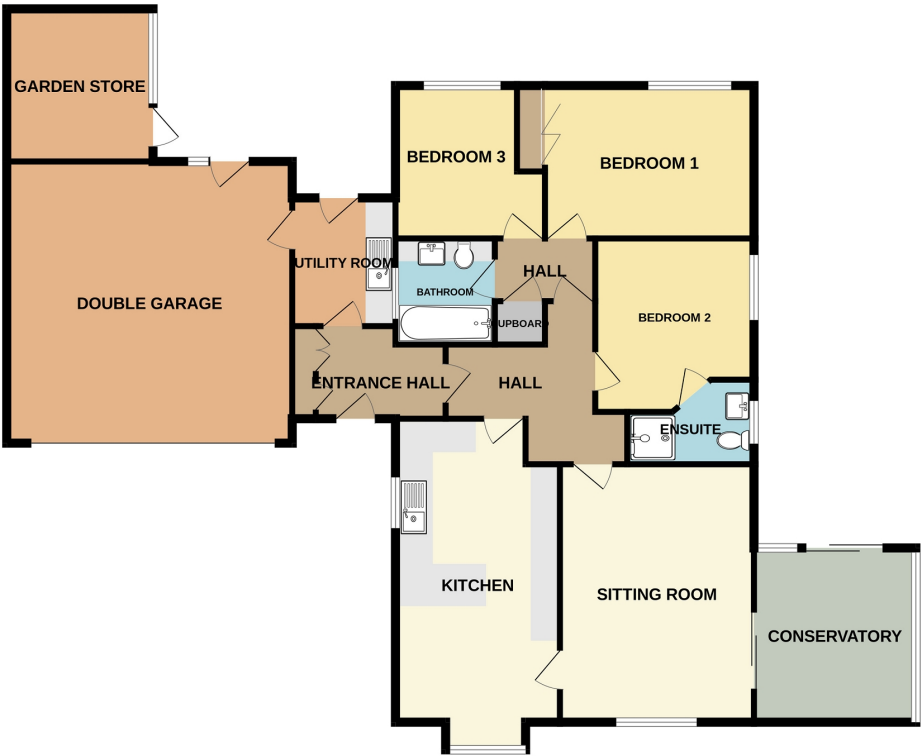
The council tax for this property is band E

**EPC RATING**

The EPC rating for this property is C69



GROUND FLOOR  
1607 sq.ft. (149.3 sq.m.) approx.



ROSS NICHOLAS AND COMPANY  
TOTAL FLOOR AREA : 1607 sq.ft. (149.3 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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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.