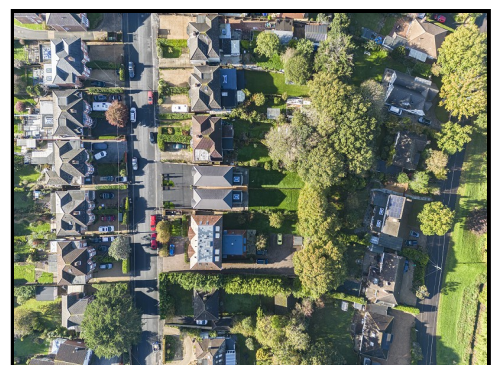
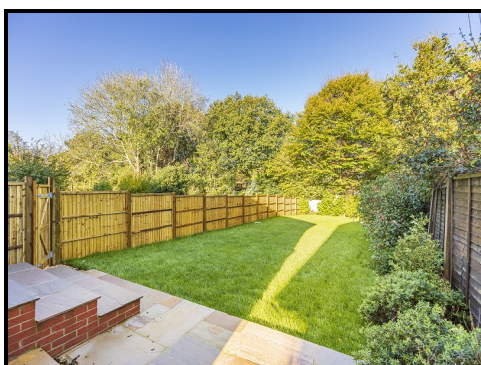




**41a Manor Road, New Milton, Hampshire, BH25 5EW.**

**Guide Price £600,000**



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





## **41a Manor Road, New Milton, Hampshire, BH25 5EW.**

**Guide Price £600,000**

GUIDE PRICE £600,000 to £620,000 - LAST NEW BUILD REMAINING ON TWO PROPERTY DEVELOPMENT - A stunning newly built versatile four bedroom detached house, conveniently located within a level walk of New Milton town centre and train station. Features of the property include large entrance hall, spacious open plan kitchen, breakfast and family room. Ground floor bedroom four/study, sitting room, ground floor cloakroom, Oak doors, en-suite shower room, UPVC double glazing, gas fired central heating, larger than average gardens.



## AGENTS NOTE

### ENTRANCE HALL

Door provides access. Oak flooring, smooth finished ceiling, recessed lighting, smoke detector, under stairs storage cupboard, staircase to first floor landing, under floor heating.

### CLOAK ROOM

Obscure UPVC double glazed window to side elevation. Smooth finished ceiling, recessed lighting, low level WC with concealed cistern with Quartz display top, wash hand basin with monobloc mixer tap and storage cupboards beneath, Quartz display top and tiled splash backs. Extractor fan, Oak flooring.

### SITTING ROOM

Aspect to the front and side elevations. UPVC double glazed windows, under floor heating, smooth finished ceiling, ceiling light, power points, TV aerial point.

### BEDROOM 4

This room can be used as a Study, aspect to the side elevation through UPVC double glazed window, smooth finished ceiling, ceiling light, under floor heating, power points.

### KITCHEN/BREAKFAST ROOM

Aspect to the side elevation through two UPVC double glazed windows. Feature double opening French doors with side screens providing both views and access onto rear garden. Lantern creating natural light, smooth finished ceiling, recessed lighting, power points, under floor heating. One and a half bowl single drainer stainless steel sink unit set into a Quartz working surface extending along two walls with base drawers and cupboards beneath, integrated dishwasher and washing machine, Bosch stainless steel electric double oven, Bosch induction hob with extractor fan over, eye level storage cupboard, integrated fridge and freezer unit with cupboard to side housing Glow Worm gas fired boiler. Oak flooring.

### LANDING

Obscure UPVC double glazed window to side elevation. Smooth finished ceiling, recessed lighting, smoke detector, hatch to loft area, programmer and time clock for central heating, power points, coats cupboard.

### BEDROOM 1

Aspect to the rear elevation through UPVC double glazed window, smooth finished ceiling, recessed lighting. Two double panelled radiators, power points.

### EN-SUITE SHOWER ROOM

Obscure UPVC double glazed window facing rear elevation. Smooth finished ceiling, recessed lighting, extractor fan, double shower cubicle with sliding glazed screen, thermostatically controlled shower unit with rain effect shower head and hand held shower attachment. Heated towel rail, Quartz wash hand basin incorporating display area, monobloc mixer tap, low level WC with concealed cistern and storage cupboard, tiled flooring.

### BEDROOM 2

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

### BEDROOM 3

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

### BATHROOM

Obscure UPVC double glazed window facing side elevation, smooth finished ceiling, recessed lighting, extractor fan, part tiled wall surrounds, panelled bath unit with monobloc mixer tap, hand held shower attachment, low level WC with concealed cistern, corner shower cubicle with thermostatically controlled shower, rain effect shower head and hand held shower attachment. Wash hand basin with tiled splash back, monobloc mixer tap and storage cupboards beneath. Heated towel rail, tiled flooring.

### OUTSIDE

The front garden has a large Tarmacadam driveway providing off road parking for approximately four to five cars with a small shaped area of lawn. The garden is bounded behind both picket and panelled fencing. A pathway extends along the side elevation leading to:

### REAR GARDEN

A paved patio area with steps leading down to the remainder of the garden which is mostly laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind close board and panelled fencing.

### VIEWING ARRANGEMENTS

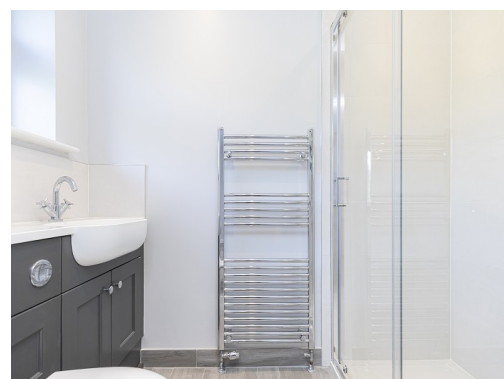
Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

### DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and continue over the railway bridge into Fernhill Lane taking the first turning right into Manor Road and the property will be found on the left hand side.

### TENURE

The resale tenure for this property is Freehold.



## 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.

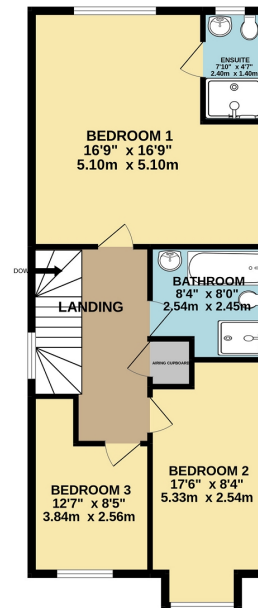
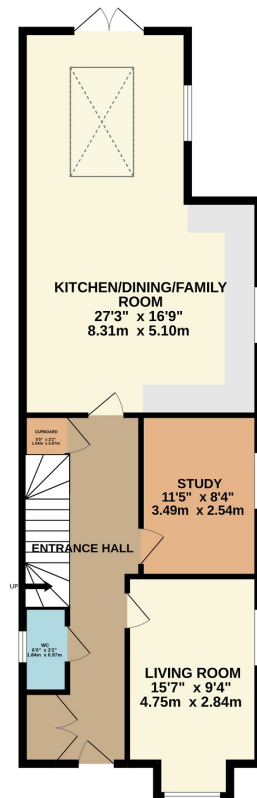
## EPC RATING

The EPC rating for this property is TBC.



GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.

1ST FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1503 sq.ft. (139.6 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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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.