



**7 Winton Way, New Milton, Hampshire. BH25 5HX**

**£399,950**



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

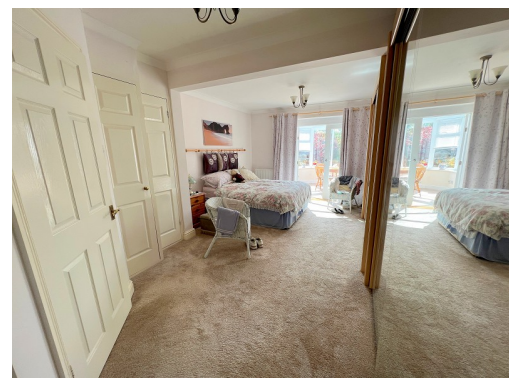




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A two bedroom two bathroom detached bungalow which has been extended giving spacious accommodation. The property is located in a sought after area within easy reach of New Milton town centre and benefits from a South facing rear garden and large conservatory.



## COVERED ENTRANCE

UPVC double glazed door in turn leading to:

## ENTRANCE HALL

Textured ceiling, ceiling light point, tiled flooring, radiator with independent thermostat, switch for external security light, frosted glazed door provides access to:

## HALLWAY

Ceiling light point, mains voltage smoke detector, access to loft with pull down loft ladder, Honeywell central heating thermostat, power point and door provides access to:

## SITTING ROOM/DINING ROOM (21' 0" X 16' 1") OR (6.41M X 4.89M)

A fantastic sized extended room with UPVC double glazed doors with matching side screens providing access and aspect onto conservatory and south facing rear garden. Additional eye level UPVC double glazed window facing West with double panel radiator beneath, additional double panel radiator to adjacent wall. Attractive Limestone fireplace surround with inset coal effect 'living flame' gas fire. Numerous power points, TV aerial point.

## CONSERVATORY (20' 1" X 10' 1") OR (6.13M X 3.07M)

Low brick wall with UPVC double glazed windows, clear glass roof, tiled heated flooring, power points and bi-fold doors to garden.

## KITCHEN (10' 8" X 8' 11") OR (3.24M X 2.73M)

Modern fitted light Maple effect kitchen units providing a comprehensive range of eye level and floor mounted storage space. Under pelmet kitchen lighting, extensive range of roll top work top surfaces, stainless steel sink with single drainer and swan necked mixer tap, fitted five burner gas hob with extractor filter above with electric oven and grill beneath. Space and plumbing for automatic washing machine and dishwasher. Space for upright fridge/freezer, radiator, attractive tiled splash backs, large UPVC double glazed window overlooking the front garden aspect, opaque double glazed door provides access to side driveway and rear garden, double opening doors provide access to boiler cupboard housing the Worcester gas fired central heating boiler with slatted shelving beneath with general storage to one side. Numerous power points.

## BEDROOM 1 (21' 11" X 12' 3") OR (6.68M X 3.73M)

A beautifully proportioned double bedroom which has been extended creating a much larger than average sized bedroom. Wall mounted programmer and time clock for central heating. The bedroom benefits from fitted wardrobes with sliding mirror fronted doors, additional double opening doors provide access to the airing cupboard with an Ariston pressurised hot water cylinder, door to one side with slatted shelving. Double opening door leading to the rear garden and conservatory with double panel radiator and independent thermostat, numerous power points, telephone and TV aerial connection points and door provides access to:

## EN SUITE (6' 11" X 6' 0") OR (2.12M X 1.82M)

Luxury fitted bathroom suite comprising panelled enclosed bath with mixer taps and separate thermostatically controlled shower mixer above with glazed shower screen to one side. Low level WC with push button flush, pedestal wash hand basin with monobloc mixer tap and wall mounted mirror with lighting above. Fully tiled walls and flooring. Opaque UPVC double glazed window facing side aspect. Ceiling extractor, heated ladder style towel rail, ceiling downlights.

## BEDROOM 2 (12' 8" X 8' 11") OR (3.86M X 2.71M)

Two ceiling light points, UPVC double glazed window overlooking the front garden aspect with radiator beneath, power points, double opening cupboard provides access to storage and access to safety trip consumer unit. Door leads to:

## EN SUITE SHOWER ROOM (6' 4" X 6' 1") OR (1.93M X 1.86M)

Two ceiling downlights, wall mounted extractor. Opaque UPVC double glazed window facing front aspect. Modern fitted bathroom suite comprising corner shower cubicle which provides access to thermostatic shower mixer with shower attachment above. Tiling to full height in shower cubicle with remainder of the shower room tiled to half height. Low level WC, push button flush, pedestal wash hand basin with monobloc mixer tap, light above. Heated ladder style towel rail, fully tiled flooring.

## OUTSIDE

Resin drive provides off road parking for at least two vehicles then double opening gates provide additional off road parking to one side of the property leading to the timber garage. The front garden is enclosed by low level box hedging to the front boundary with picket and wire fencing to the remainder. The garden is mainly shingled for additional off road parking with additional path leading to the main door entrance.

## GARAGE

Sitting on a concrete base of timber framed construction benefiting from light and power with personal door leading to rear garden. Glazed windows to two sides.

## REAR GARDEN

South facing rear garden enclosed by six foot high panel fencing. Mixture of shrubs and bushes which provide an abundance of colour throughout the various Seasons. Garden storage shed located to one corner, paved area located half way down the garden with gravel and paved path providing access to the property and continues to one side of the property.

## 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.



## 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. Take the second turning right into Brook Avenue North then take the third turning left into Winton Way.

## COUNCIL TAX

The council tax for this property is band D

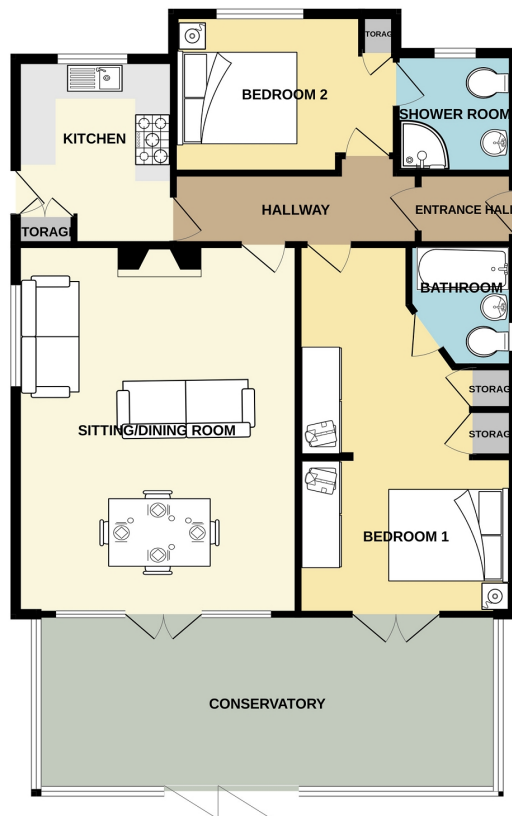
## EPC RATING

The EPC rating for this property is D63

## TENURE

The resale tenure for this property is Freehold

GROUND FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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.