



16 Velvet Lawn Road, New Milton, Hampshire, BH25 5GE.

£519,950



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





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First time to the market since built this very well maintained three bedroom detached property is situated on an attractive development within easy reach of New Milton Town centre, mainline railway, Ballard Water Meadows, schooling and leisure centre. Spacious Kitchen/breakfast room, dual aspect Sitting Room, Victorian Conservatory, En-Suite shower Room and Bathroom.



UNDER COVER ENTRANCE

Ceiling light, UPVC double glazed door with double glazed window to one side provides access to:

ENTRANCE HALL

Ceiling light point, mains voltage smoke detector, alarm system, radiator, Potterton central heating thermostat, balustrade staircase to first floor landing, understairs storage cupboards, telephone point, door provides access to:

SITTING ROOM (16' 6" X 10' 10") OR (5.04M X 3.30M)

Two ceiling light points, dual aspect room with UPVC double glazed window overlooking front garden aspect and sliding patio doors overlooking the West facing rear garden providing access to the patio. Attractive Adam style fireplace surround with adjoining electric fire, telephone point, power points, TV aerial connection point, satellite connection point, two single panelled radiators.



KITCHEN/DINER (16' 7" X 9' 10") OR (5.05M X 3.00M)

Stunning size room with dual aspect overlooking front street scene and sliding patio doors providing access to Conservatory and rear garden. Kitchen area comprises comprehensive range of eye level and floor mounted kitchen units in a white wood effect finish. Laminated roll top work surfaces with stainless steel sink with single drainer and swan necked mixer tap. Space and plumbing for full size dishwasher. Fitted Ariston four ring gas hob with Ariston single oven and grill beneath. Ariston filter hood above. Floor standing Hotpoint fridge/freezer, attractive tiled splash backs, numerous power points, wood laminate flooring, TV aerial connection point and room continues to provide access to Dining area with space for sizeable dining table, continuation of laminate flooring, double panelled radiator, additional wall cupboards with breakfast bar beneath, sliding patio doors provide access to:



CONSERVATORY (11' 5" X 11' 4") OR (3.48M X 3.45M)

Of part brick cavity walls with UPVC double glazed windows to three sides under a pitched Victorian style double glazed roof benefiting from vertical blinds, double panelled radiator, ceiling light and fan. Numerous power points.

CLOAKROOM/UTILITY ROOM (5' 7" X 5' 5") OR (1.71M X 1.64M)

Ceiling light point, wall mounted Potterton gas fired central heating boiler, opaque UPVC double glazed window facing rear aspect, low level WC, concealed cistern with push button flush, wash hand basin with tiled splash back above with hot and cold tap, radiator, space and plumbing for automatic washing machine, Drayton central heating programmer.



FIRST FLOOR LANDING (10' 9" X 8' 10") OR (3.27M X 2.68M)

Ceiling light point, access to loft via roof hatch, mains voltage smoke detector, UPVC double glazed window overlooking rear garden aspect, radiator beneath, power points, door provides access to airing cupboard with factory lagged hot water cylinder with slatted shelving within, hot water tank benefits from immersion heater and separate pump for en-suite shower room.

BEDROOM 1 (12' 4" X 10' 11") OR (3.75M X 3.33M)

Ceiling light point, UPVC double glazed window overlooking front aspect. Comprehensive range of fitted bedroom furniture providing a tremendous amount of storage in a light white wood grain effect finish. Space for double bed, bedside units to either side with concealed recess lighting and bedside units with storage drawers, bridging units above, fitted dressing table with storage drawers to either side, radiator, power points, glazed display cabinets with shelving beneath and door provides access to:

EN-SUITE SHOWER ROOM (7' 10" X 4' 0") OR (2.39M X 1.21M)

Ceiling extractor, ceiling light, opaque UPVC double glazed window facing rear aspect, wall mounted shaver socket, low level WC, pedestal wash hand basin with tiled splash back, wall mounted mirror to one side, glazed door provides access to shower cubicle benefiting from Aqualiser shower mixer, shower is pumped and fully tiled.

BEDROOM 2 (9' 6" X 9' 5") OR (2.89M X 2.86M)

Ceiling light point, UPVC double glazed window facing front aspect, radiator beneath, range of fitted bedroom furniture comprising double opening mirror fronted wardrobe doors with dual hanging and shelving within. Fitted bedside units, recess for double bed, bridging units and storage above, dressing table with knee hole and matching stool, nest of three drawers to either side.

BEDROOM 3 (10' 0" X 6' 11") OR (3.04M X 2.10M)

Ceiling light point, UPVC double glazed window facing side aspect, radiator beneath. The room is currently set up as a Study with fitted furniture, desk with knee hole and nest of three storage drawers to one side and two storage cupboards opposite. Fitted shelving with storage cupboards above, built-in double opening storage wardrobe with nest of six storage drawers adjacent. Power points.

BATHROOM (6' 2" X 5' 7") OR (1.88M X 1.69M)

Opaque UPVC double glazed window facing front aspect. White suite comprising panelled enclosed bath with twin hand grips, mixer taps and shower attachment. Low level WC, pedestal wash hand basin with hot and cold mixer tap, tiling to full height over bath area, shaver socket, wall mounted mirror, radiator.

OUTSIDE

A Tarmac drive with attractive block edging provides off road parking for two vehicles and leads to the garage, side gate and path to front door entrance.

FRONT GARDEN

Enclosed by low level evergreen box hedging, designed for ease of maintenance laid to slate chippings, ornamental shrubs.

GARAGE (16' 10" X 7' 10") OR (5.13M X 2.38M)

Light and power, eaves storage space and personal door provides access to rear garden.

REAR GARDEN

Recently laid with Indian Sandstone patio which leads onto the level lawned garden which has been well maintained and stocked with flower and shrub borders. The garden is enclosed by panelled fencing to all three sides and benefits from a timber garden storage shed located to one corner with glazed windows and a greenhouse to the other corner, outside water tap.

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 down the road taking the second turning right into Gore Road. Continue until reaching Stem Lane on the right, proceed up Stem Lane and Velvet Lawn Road will be found about half a mile on the right.

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.

AGENTS NOTE

At the end of Velvet Lawn Road is a footpath leading into the woods behind the development which also leads behind Ballard School known as Ballard Water Meadows and connects up to the duck pond at Ballard Lake. This is also a quick short cut to New Milton Railway Station and Town Centre.

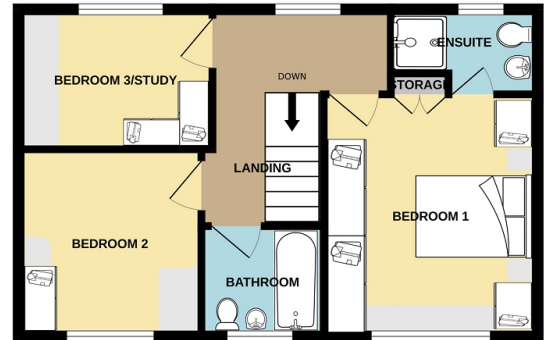
EPC RATING

The EPC rating for this property is TBC.

GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.5 sq.m.) approx.



ROSS NICHOLAS AND COMPANY

TOTAL FLOOR AREA : 1147 sq.ft. (106.5 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.
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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.