



**6 Earlswood Park, Ashley, Hampshire. BH25 5GY**

**£459,950**



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





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A very well presented three bedroom two bathroom detached house located on a highly sought after development and benefiting from a corner location and private South facing rear garden. Features of the property include Sitting Room, Separate Dining Room, Kitchen, Utility Room, Cloakroom, En-Suite Shower Room, Main Bathroom, off road parking, Garage, Gas fired central heating. UPVC double glazing.



## HALLWAY

Accessed via front door, recessed lighting, smoke detector, panelled radiator, Nest programmer, time clock and thermostat. Staircase to first floor landing.

## SITTING ROOM (13' 8" X 10' 4") OR (4.17M X 3.16M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiators, electric fire with stone surround and hearth. Under stairs storage cupboard, openway through to:

## DINING ROOM (9' 7" X 7' 9") OR (2.93M X 2.35M)

UPVC double opening French doors provide access to rear patio and garden beyond. Ceiling light, panelled radiator, power points.

## KITCHEN (9' 8" X 9' 3") OR (2.95M X 2.82M)

Aspect to the rear elevation through UPVC double glazed windows. Recessed lighting, single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with base drawers and cupboards beneath. Recess for dishwasher and under counter fridge. Fitted Neff electric oven with four ring gas hob and extractor fan over. Work surface with base drawers and cupboards beneath. Eye level storage cupboards, part tiled wall surrounds, panelled radiator, open way through to:

## UTILITY ROOM

Wall mounted gas fired boiler. Work surface with recess for under counter fridge and washing machine. Eye level storage cupboard, part tiled wall surrounds, door providing access onto side elevation.

## CLOAKROOM

Obscure UPVC double glazed window to rear, recessed light, single panelled radiator, low level WC, pedestal wash hand basin with tiled splash back and mirror over.

## FIRST FLOOR LANDING

Hatch to loft area with pull-down ladder. Recessed lighting, smoke detector, power point, airing cupboard housing high pressure water cylinder, slatted shelving and hanging rail.

## BEDROOM 1 (13' 1" X 9' 2") OR (4.00M X 2.80M)

Aspect to the rear elevation through UPVC double glazed window. Recessed lighting, double panelled radiator, power points, connections for wall hung television. Fitted wardrobes comprising one double and three single units with hanging rails and shelving.

## EN SUITE SHOWER ROOM

Obscure UPVC double glazed window facing front. Recessed lighting, extractor fan, double panelled radiator, low level WC, wash hand basin with monobloc mixer tap, storage cupboards beneath, tiled splash back, heated towel rail, corner shower cubicle with thermostatically controlled shower unit, rain effect shower head and hand held shower attachment.

## BEDROOM 2 (13' 8" X 11' 0") OR (4.17M X 3.36M)

Aspect to the front elevation through UPVC double glazed windows. Ceiling light, double panelled radiator, power points, recessed double wardrobe with mirror fronted sliding doors, hanging rail and shelf and additional half height storage cupboard with shelving.

## BEDROOM 3 (9' 7" X 7' 7") OR (2.93M X 2.32M)

Aspect to the rear elevation through UPVC double glazed window and to the side elevation through feature angled window providing aspect to side elevation. Ceiling light point, panelled radiator, power points.

## BATHROOM

Obscure UPVC double glazed window to rear. Recessed lighting, panelled bath unit with monobloc mixer tap and shower attachment. Part tiled wall surrounds, low level WC, wash hand basin with monobloc mixer tap and storage cupboard beneath. Recesses to side, part tiled wall surrounds, panelled radiator, extractor fan.

## OUTSIDE

To the front elevation there is an area of lawn which is enclosed behind hedging with a paved pathway to the front door where there is a covered entrance, off road parking and access to:

## INTEGRAL GARAGE

Up and over door, power and light.

## REAR GARDEN

One of the main features of the property being South facing with a patio area adjoining the property. The remainder of the garden is mostly laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind both close board fencing and brick walling. Located to the rear boundary is a timber shed. Outside water tap and power. A paved pathway provides return access via a personal gate to the front elevation.

## 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 proceed until reaching the main lights at Ashley. Turn left into Ashley Common Road and then take 5th turning right into Earlswood Park.



## 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.

## COUNCIL TAX

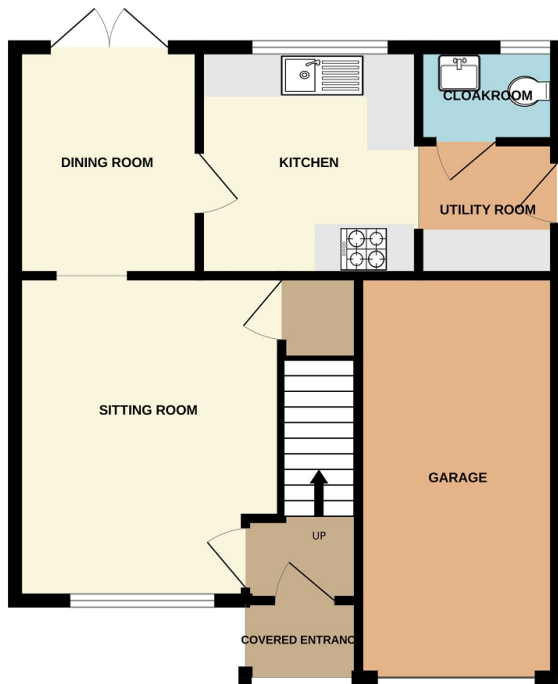
The council tax for this property is band C

## EPC RATING

The EPC rating for this property is D62



GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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.