



10 Woodlands Park, Stopples Lane, Hordle, Hampshire. SO41 0JB

£169,950



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

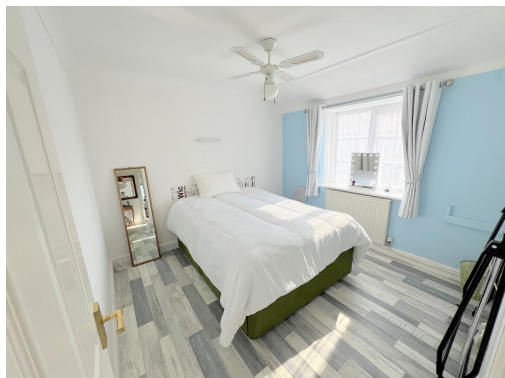




10 Woodlands Park, Stopples Lane, Hordle, Lymington, Hampshire. SO41 0JB

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A well presented bright and airy two double bedroom detached Park Home located in a highly popular site and offering numerous features including Entrance Hall, Lounge/Dining Room, Kitchen, En-Suite Shower Room, Walk-in wardrobe, main Bathroom, UPVC double glazing, two off road parking spaces, Gardens and Garage.



ENTRANCE

Covered Entrance with UPVC double glazed door and matching side screen providing access to:

ENTRANCE HALL

Two ceiling light points, hatch to loft area, single panelled radiator, power points, coats cupboard with coat hooks.

SITTING ROOM/DINING ROOM (19' 3" X 17' 9") OR (5.87M X 5.41M)

Aspect to both front and side elevations through UPVC double glazed windows. Ceiling lights, wall lights, two panelled radiators, power points, TV aerial point, electric fire set into a stone surround hearth and wooden mantel.

KITCHEN (14' 4" X 9' 4") OR (4.37M X 2.84M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, 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 full height fridge/freezer and washing machine. Additional work surface with four ring gas hob, extractor fan, base cupboards beneath and fitted electric oven. Wine store, cupboard housing Worcester/Bosch gas fired boiler, panelled radiator, UPVC double glazed door providing access onto rear elevation.

BEDROOM 1 (9' 4" X 9' 0") OR (2.84M X 2.74M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light/fan, double panelled radiator, power points, range of fitted bedroom furniture incorporating bed recess, bedside cabinets, one double and one single wardrobe unit, nest of drawers.

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to side. Ceiling light, part tiled wall surrounds, corner shower cubicle with sliding glazed shower screens and thermostatically controlled shower unit. Wash hand basin with tiled splash back, mirror, light and shaver point over. Low level WC, panelled radiator, wall mounted mirror fronted medicine cabinet.

WALK IN WARDROBE

Hanging rails and shelving, ceiling light.

BEDROOM 2 (9' 7" X 9' 2") OR (2.93M X 2.80M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light/fan, panelled radiator, power points.

BATHROOM (6' 8" X 6' 4") OR (2.02M X 1.93M)

Obscure UPVC double glazed window to front. Ceiling light, extractor fan, panelled bath unit with tiled surround, low level WC, pedestal wash hand basin with tiled splash back, mirror, light and shaver point over, wall mounted medicine cabinet, panelled radiator.

OUTSIDE

There is a paved pathway and steps providing access to the front door with the remainder of the garden being laid to lawn with a brick paved driveway located to the side providing off road parking and access to the garage.

GARAGE

Pitched roof with up and over door, power and light. Personal door providing access to:

REAR GARDEN

Being mainly paved with shrub and flower beds. Outside water tap and lighting and steps providing access to property via the kitchen. Personal gate provides access onto the side elevation where there is an additional parking area.

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 over the traffic lights into Ashley Road and proceed until reaching Hordle. On reaching Hordle turn right at the traffic lights into Stopples Lane.

PLEASE NOTE

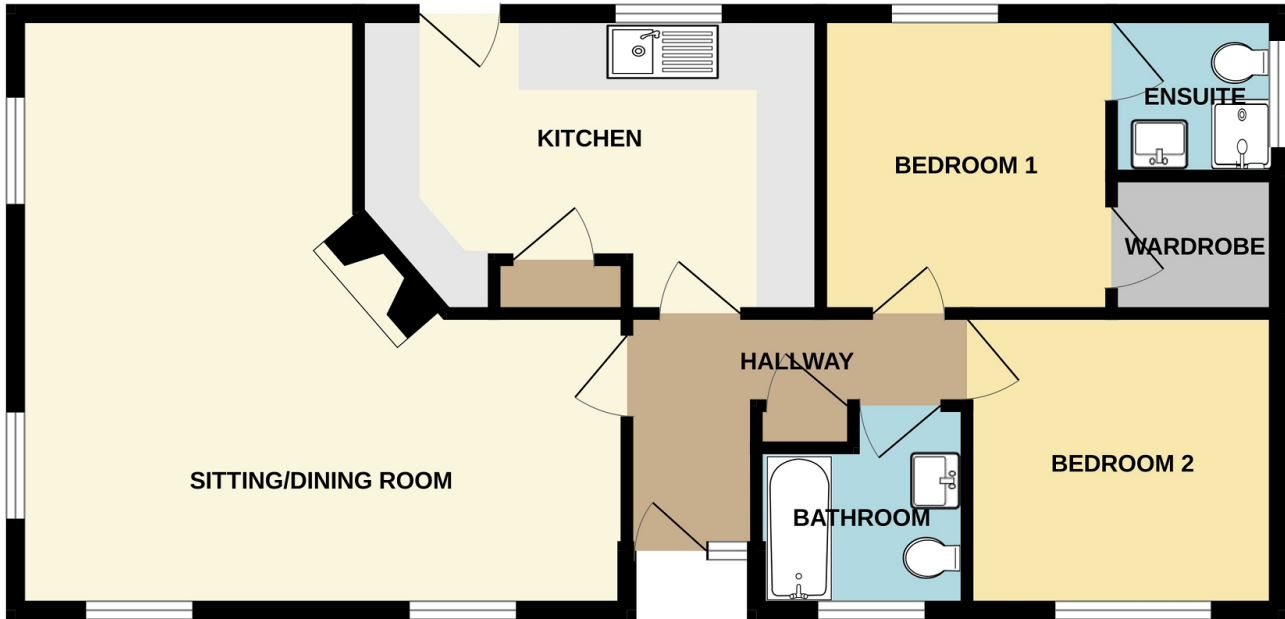
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

COUNCIL TAX

The council tax for this property is band A



GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 707 sq.ft. (65.7 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 & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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.