



A Four Bedroom Detached House  
BH25



**Entrance Hallway**

Textured and coved ceiling, ceiling light point. Stairs to first floor with under stairs storage cupboard, radiator and doors off to all accommodation.

**Cloakroom**

Coved ceiling ,ceiling light point, obscure double glazed window to side aspect, WC ,wall mounted hand wash basin.

**Living/Dining Room** *28' Max x 12' Max*

Textured and coved ceiling,2x ceiling light points, double glazed window to front aspect,2x double glazed windows to side aspect, double glazed patio doors giving access to rear garden. Feature stone with fireplace with recessed display shelves ,inset electric fire. A serving hatch to kitchen, Television point and telephone point, 2 x radiators.

**Kitchen/Breakfast Room** *14' x 12'*

Smooth plastered ceiling ,ceiling light point, double glazed window to rear aspect. A range of base and wall mounted storage cupboards, roll top work surface with inset stainless steel sink and draining board, taps over. Built in double oven and four burner hob, space for fridge freezer. Door into - .

**Utility Room**

Textured and coved ceiling,ceiling light point,double glazed window to rear aspect. A range of wall and base mounted storage cupboards, roll top work surface with inset stainless steel sink and draining board taps over. Space and plumbing for washing machine and tumble dryer. Wall mounted Gas central Heating Boiler which is a year old.

**Landing**

Stairs to first floor landing. Textured and coved ceiling, ceiling light point ,double glazed window to side aspect, loft access hatch ,built in linen cupboard, doors off to all accommodation.

**Bedroom One** *13'9" x 12'*

Textured and coved ceiling, ceiling light point, double glazed window to front aspect, a range of floor to ceiling built in wardrobes,2 x radiators.

**Bedroom Two** *11'9" x 10'*

Textured and coved ceiling , ceiling light point, double glazed window to rear aspect, radiator.

**Bedroom Three** *12' x 7'8"*

Textured and coved ceiling, ceiling light point, double glazed window to front aspect, radiator.

**Bedroom Four** *12' x 7'*

Textured and coved ceiling , ceiling light point ,double glazed window to rear aspect ,radiator.

**Bathroom**

Recently newly fitted with contemporary styled suite. Smooth plastered and ceiling, inset spotlights, obscure double glazed window to side aspect. LLWC , panelled bath ,wall mounted hand wash basin with storage cupboard under, large enclosed shower cubicle with plumbed shower, part tiled walls, tiled floor.

**Front Garden**

Enclosed on all sides, with a lawned area which is complemented by a variety of mature plants and shrubs. The remainder is laid to hard standing wick provides off road parking and access to the double garage.

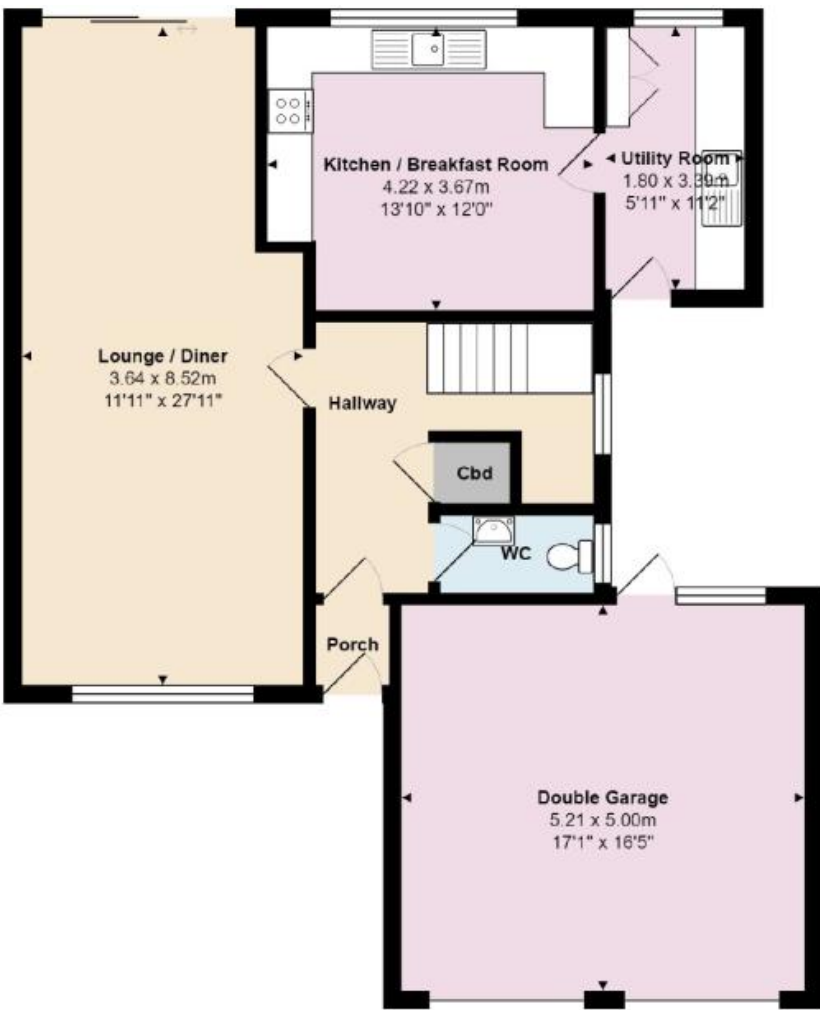
**Rear Garden**

Enclosed on all sides with paved areas ideal for the placement of garden sheds and similar constructions. A large lawned area which is complemented by a variety of mature plants and shrubs and which offers a high level of privacy extends from the rear of the property.

# Offers invited £395,000



**Avalon Estates - Vendor Suited -** A four bedroom detached house which offers flexible and spacious living accommodation with a 28' Living/Dining Room. This sizeable property also benefits from a large private fully enclosed rear garden, a double garage which has power and light connected. The property is located less than a mile from New Milton train station which connects with London Waterloo. A versatile family home which needs to be viewed to be fully appreciated.




Ground Floor



First Floor

Total Area: 157.2 m<sup>2</sup> ... 1692 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





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