



Harrison
SALES & LETTINGS



4 Thetchers Close, New Milton, BH25 5DH
Asking Price £450,000

HARRISON ESTATE AGENTS ARE PLEASED TO OFFER For Sale a Detached Bungalow in a Quiet Cul De Sac yet within Easy reach of The Town Centre, Mainline Railway Station and The New Forest National Park. The accommodation comprises Lounge Dining Room, Conservatory and Kitchen. Three Bedrooms, Bathroom with Shower Enclosure and Cloakroom. The property Benefits from Upvc Double Glazing and Gas Central Heating from a Recently Replaced Combination Boiler. Enclosed West Facing Rear Garden and Garage with Electric Door. Off Road Parking for Several Vehicles. Available Now with No Forward Chain.

FRONT



Open plan front garden with shingled borders mature shrubs, paved pathway to the front door.

PORCH 9'11" x 5'7" (3.03m x 1.72m)



Upvc door with fixed glazed side inserts into the porch. Natural timber ceiling with light, paved floor and a obscure double glazed door into the reception hall.

RECEPTION HALL

Textured and coved ceiling with two lights. Radiators, telephone and power points, door to the airing cupboard with slatted shelving and with an electric tube heater. Further single cupboard with hanging space and housing the electrical consumer unit.

LOUNGE DINING ROOM 21'0" x 15'6" (6.41m x 4.74m)



Narrows to 3.45 in the dining area. Textured and coved ceiling with two lights and four wall lights, two radiators, television and power points. Upvc double glazed window to the rear elevation and serving hatch to the kitchen. Patio doors through to the conservatory.

DINING AREA



Space for a table and chairs.

CONSERVATORY 8'11" x (2.74m x)



Upvc construction with glass roof, single door to the

side and top opening windows, fitted blinds and timber effect thermoplastic flooring. Power point and wall light.

KITCHEN 11'4" x 10'9" (3.47m x 3.30m)



Textured and coved ceiling with light. Upvc double glazed window and door out to the side elevation. Matching base and wall units a mixture of cupboards and drawers with heat resistant roll edge work surfaces and tiled splashbacks. Fitted electric oven and gas hob with recirculating fan above. One and a half bowl single drainer stainless steel sink with mixer tap, space and plumbing for washing machine and under counter appliances. Wall mounted Worcester gas central heating boiler and ceramic tiled flooring with kick space heater.

BEDROOM 1 11'3" x 9'8" (3.45m x 2.97m)



Textured and coved ceiling with light. Upvc double glazed sash windows to the front elevation. Radiator, power points and double fitted wardrobe with hanging and shelving space.

BEDROOM 2 11'5" x 10'9" (3.50m x 3.28m)



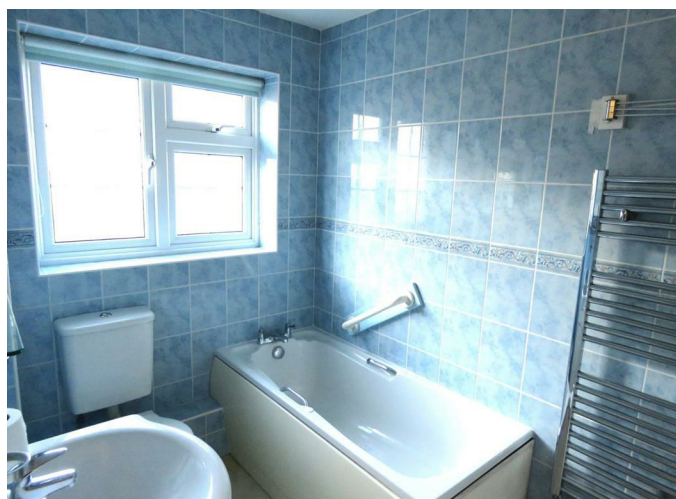
Textured and coved ceiling with light. Upvc double glazed sash windows to the front elevation, radiator, telephone and power points.

BEDROOM 3 11'3" x 8'10" (3.44m x 2.71m)



Textured and coved ceiling with light. Upvc double glazed window to the rear elevation, radiator, telephone and power points. Double fitted wardrobe with hanging and shelving.

BATH / SHOWER ROOM 7'8" x 5'7" (2.34m x 1.72m)



Textured ceiling with light and extractor. Upvc

obscure double glazed window to the side elevation. Bath, close coupled wc and wash hand basin set within a vanity unit. Shower cubicle with fitted seat and thermostatic mixer valve, ladder style towel radiator and electric heater. Full tiling to the walls and thermoplastic flooring.

CLOAKROOM



Textured ceiling with light. Upvc obscure double glazed window to the side elevation, close coupled wc. Wall mounted wash hand basin, part tiling to the walls and thermoplastic flooring.

REAR GARDEN



Rear garden enclosed with timber panel fencing and side gate to the driveway. Patio area, shrub and flower borders with area of lawn.

REAR GARDEN VIEW



View to the rear.

SIDE AREA



Area to the side of the property with a greenhouse.

GARAGE 17'0" x 8'11" (5.19m x 2.72m)



Garage with electric door.

GARAGE INTERNAL VIEW



Internal view with power and light supplies.

DRIVEWAY



Driveway from the front via a pair of timber gates with off-road parking, external tap and light.

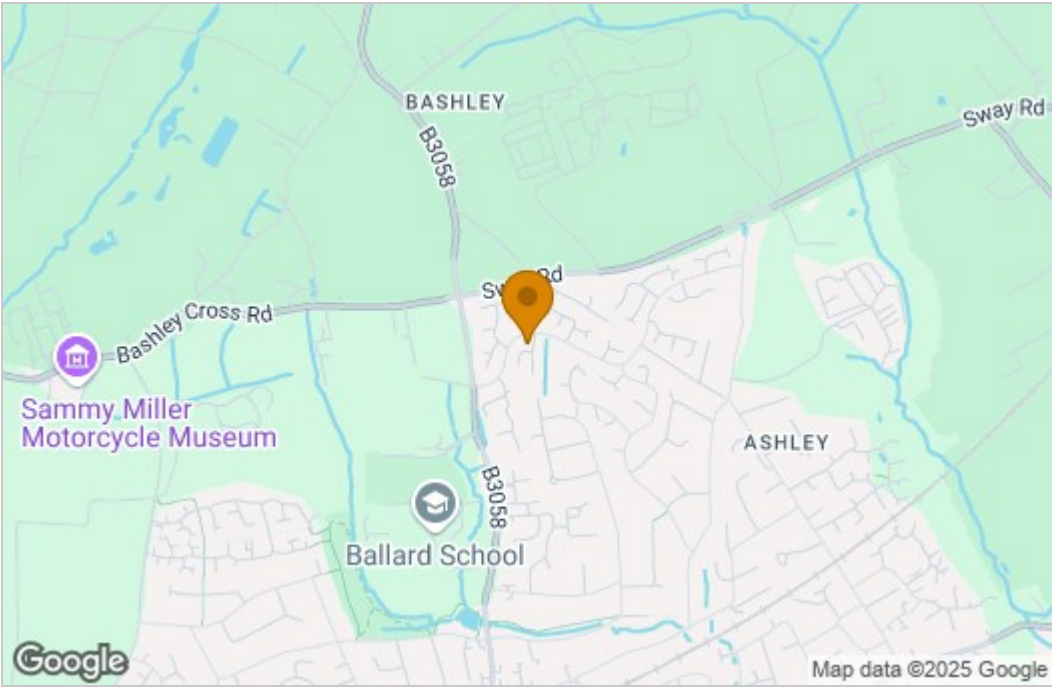
Floor Plan

This plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate. DO NOT SCALE.

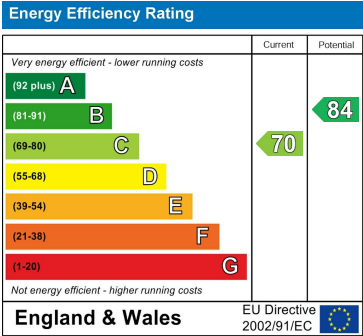


TOTAL FLOOR AREA : 99.6 sq.m. (1072 sq.ft.) approx.
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Area Map



Energy Efficiency Graph



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