

3 Magnolia Court, Ashley Road, BH25 6FG



£349,950



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An impressive four bedroom end town house, located within level walking distance of New Milton town centre in a private courtyard setting. The property was built approximately nine years ago and is offered in superb order throughout.

UNDERCOVER ENTRANCE

Illuminated by light with access to UPVC double glazed door providing access to:



ENTRANCE HALL 3.90m x 2.01m 12'10" x 6'7"

Coved and smooth finished ceiling, ceiling light point, mains voltage smoke detector, UPVC double glazed window facing front garden aspect. Attractive tiled floor, radiator with independent thermostat, alarm system, entry phone, power points, balustrade staircase to first floor landing, wall mounted central heating thermostat, door provides access to deep understairs storage cupboard benefiting from fitted shelving, access to safety trip consumer unit, coats hooks and door provides access to:

KITCHEN 3.85m x 2.21m 12'8" x 7'3"

Quality fitted modern kitchen comprising comprehensive range of eye level and floor mounted storage cupboards with roll top wood effect work surfaces with one and a half bowl Blanco stainless steel sink unit with single drainer and swan necked mixer tap. Fitted ceramic four ring hob with extractor canopy above, fitted eye level Bosch double oven and grill with two pan drawers beneath and storage cupboard above with integrated fridge and freezer to one side. Integrated full size dishwasher, integrated Hoover washer/dryer, two pull out spice racks, two additional pan drawers, Attractive tiled splash backs, stainless steel switches and sockets, under pelmet kitchen lighting.

SITTING/DINING ROOM 5.30m x 3.84m 17'5" x 12'7"

Coved and smooth finished ceiling, two ceiling light points, UPVC double glazed window overlooking the courtyard garden with double opening patio doors providing access to the wood decking and under cover garden area. Two single panelled radiators both with independent thermostats, power points, TV connection points, satellite connection point, telephone point, numerous power points.



GROUND FLOOR CLOAKROOM 2.24m x 0.96m 7'4" x 3'2"

Coved and smooth finished ceiling, ceiling light point, ceiling extractor, opaque UPVC double glazed window facing front aspect, spacious cloakroom comprising part tiled walls, tiled flooring which continues from hallway, modern white suite comprising low level WC, push button flush, heated chrome effect towel rail, corner wash hand basin with vanity unit beneath.



FIRST FLOOR LANDING 4.88m x 1.85m 16'0" x 6'1"

Coved and smooth finished ceiling, ceiling light point, mains voltage smoke detector, UPVC double glazed window facing front aspect with radiator beneath with independent thermostat. Staircase continues to second floor landing, power point, door leads to:

BEDROOM ONE 3.48m x 3.29m 11'5" x 10'10"

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect with window beneath with independent thermostat. Quality well fitted room with attractive bedroom furniture comprising double opening wardrobe with hanging rail and shelving within. Further double opening wardrobe with full height hanging with shelving and storage above. Further single wardrobe with hanging and shelved storage space above with knee hole recess, mirror, pull out drawer with storage above and door provides access to:



EN-SUITE SHOWER ROOM 2.02m x 1.60m 6'8" x 5'3"

Coved and smooth finished ceiling, three ceiling downlights, Manrose ceiling extractor, corner shower cubicle, access to thermostatically controlled shower mixer bar with adjustable shower attachment. Low level WC with concealed cistern with push button flush, wash hand basin with moonobloc mixer tap with vanity unit beneath, mirror and light above. Fully tiled walls and flooring, shaver socket, heated chrome effect towel rail.

BEDROOM TWO 3.28m x 2.87m 10'9" x 9'5"

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect, power points, TV aerial connection point, built-in double opening wardrobe with triple hanging areas and fitted shelf. Radiator with independent thermostat. Two way bedroom light switching.

BATHROOM 2.28m x 1.81m 7'6" x 5'11"

Quality fitted bathroom comprising panelled enclosed bath in white with twin hand grips with mixer tap and shower attachment with glazed shower screen to one side. Low level WC with push button flush with concealed cistern. Wash hand basin with monobloc mixer tap with vanity unit beneath. Wall mounted mirror with lighting above. Shaver socket, mains voltage ceiling downlights, Manrose extractor, double glazed window facing rear aspect and chrome effect towel rail, fully tiled walls and flooring



SECOND FLOOR LANDING

Benefiting from light, mains voltage smoke detector, door provides access to airing

cupboard which houses the gas fired central heating boiler. Ceiling light point, door provides access to:

BEDROOM THREE 3.35m x 3.12m 11'0" x 10'3"

Vaulted ceiling, ceiling light point, UPVC double glazed window facing rear aspect, radiator with independent thermostat, numerous power points, TV aerial point.



BEDROOM FOUR/STUDY 3.56m x 4.03m 11'8" x 13'3"

Once again benefiting from a fantastic vaulted ceiling, four ceiling downlights, floor to ceiling height UPVC double glazed window flooding the room with natural light benefiting from great views over New Milton and glimpses towards the Isle of Wight. 'L' shaped room, power points, radiator with independent thermostat.



OUTSIDE

The property benefits from an individual parking bay which is within a Car Port so that your vehicle is protected from outside elements. Also further visitor bays as you approach the development just outside the gates. Tarmac and paving provides access to front door entrance and also leads to bicycle store and well screened dustbin store as well as a communal garden area for benefit of the residents.

REAR GARDEN

The courtyard rear garden is well screened from neighbouring properties and benefits from being part walled and part fenced with 50% of the garden being under cover with overhead canopy. To one corner of the garden is a sizeable garden storage shed ideal for storing bicycle and garden tools. Dwarf walling provides a raised flower and shrub border providing a fantastic aspect from the Sitting Room windows.



DIRECTIONAL NOTE

From the traffic lights in the centre of New Milton proceed in an easterly direction along Ashley Road, continuing across the traffic lights and continue for approximately a third of a mile and Magnolia Court is situated on the right-hand side, just before the turning into Caird Avenue.

WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

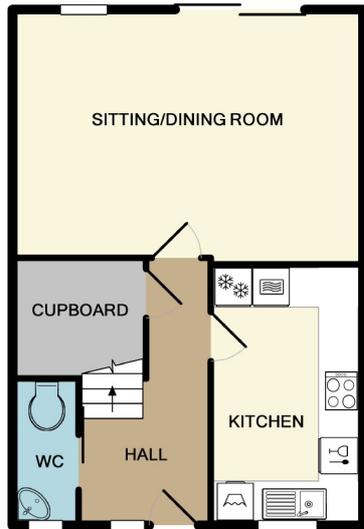
SURVEY

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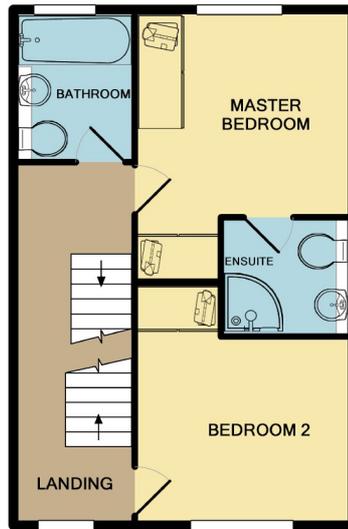
PLEASE NOTE

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.

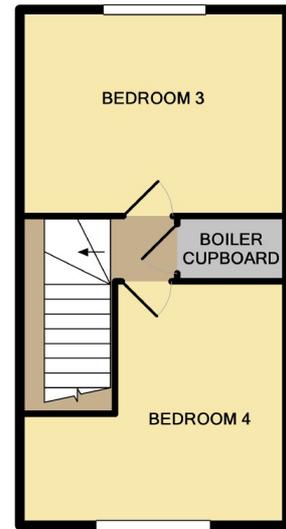




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		84	85
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		83	84
England & Wales	EU Directive 2002/91/EC		

