

16 Bertram Road, New Milton, BH25 5EG



£399,950



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A Substantial modern four bedroom semi-detached property offering 1600 sq ft (approx) of accommodation situated within easy reach of New Milton town centre. The property benefits from a sizable side and rear extension creating a fantastic family home with bi-fold doors from the family room overlooking the private South facing rear garden.

UNDERCOVER ENTRANCE PORCH

Outside lantern providing access to composite front door which is double glazed and in turn leads to:

ENTRANCE HALL

Sensor LED lighting, UPVC double glazed window facing front aspect. Attractive wood flooring, staircase to first floor landing, door provides access to Family Room, double opening doors provide access to electric meter and safety trip consumer unit and door leads through to:

SITTING ROOM 4.76m x 3.46m 15'7" x 11'4"

Smooth finished ceiling with LED downlights, UPVC double glazed bay window. Wall mounted central heating thermostat, power points, TV aerial point and door provides access to:



KITCHEN 2.79m x 4.45m 9'2" x 14'7"

Smooth finished ceiling, LED downlights, comprehensive range of eye level and floor mounted storage units with laminated roll top work surfaces with bricklet style tiling above with stainless steel switches and sockets, under pelmet kitchen lighting, attractive tiled flooring, space for full size Range cooker with Smegg wall mounted extractor canopy above. Space for American style fridge/freezer, one and a half bowl stainless steel sink unit with flexible swan necked mixer tap above. Full size dishwasher, room continues to provide access to open plan dining area and door leads to:



LOBBY AREA

Ceiling light point, smooth finished ceiling, door provides access to boiler cupboard/airing cupboard which houses the Glow Worm gas fired central heating boiler newly fitted in 2018 and Megaflow pressurised hot water cylinder. Further door provides access to:

UTILITY ROOM

Smooth finished ceiling, numerous LED downlights UPVC double glazed window facing rear aspect, fully tiled walls, recessed mirror, solid wood work top

area, plumbing for washing machine and tumble dryer beneath. Wall mounted low level WC with push button flush with circular wash hand basin, free standing monobloc mixer tap to one side with vanity unit beneath. Heated ladder style radiator, recessed storage cupboards, continuation of tiled flooring from kitchen.



DINING AREA 6.97m x 2.93m 22'10" x 9'7"

Part of a later extension providing fantastic open plan space and currently houses an eight seater dining table with two pendant lights above with additional LED low voltage downlights. The room benefits from a glorious view over the South facing rear garden with large UPVC double glazed picture window and bi-fold doors providing access to decked patio with step down to level lawned garden. Solid Oak wood flooring, room benefits from under floor heating, stainless steel switches and sockets, large roof window floods the dining room and kitchen with natural light. The room continues to provide access to:



FAMILY ROOM 7.14m x 4.51m 23'5" x 14'10"

Continuation of smooth finished ceiling, LED downlighting, pendant ceiling light, wireless access point, UPVC double glazed window facing front aspect and side aspect as well as view via the dining room through the bi-fold doors overlooking the South facing rear garden. Power points, TV point, wiring for surround sound, Virgin Media connection point, continuation of the engineered Oak flooring.



FIRST FLOOR LANDING 3.48m x 1.86m 11'5" x 6'1"

Smooth finished ceiling, two LED downlights, access to loft via loft ladder benefiting from light and power, power point to landing and door provides access to linen cupboard. Door to:

MASTER BEDROOM 4.01m x 3.76m 13'2" x 12'4"

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect with double panelled radiator with independent thermostat beneath, numerous power points, range of fitted wardrobes flanking one wall with TV point and data point also power point and door provides access to:



EN-SUITE SHOWER ROOM 2.58m x 1.34m 8'6" x 4'5"

Smooth finished ceiling, low voltage downlights, ceiling extractor, UPVC opaque double glazed window facing side aspect. Modern white suite comprising larger than average shower cubicle with touch screen digital Mira shower mixer with rainwater overhead shower. Tiling to full height in shower cubicle, pedestal wash hand basin with monobloc mixer tap with mirror fronted medicine cabinet above, low level WC to one side with push button waste. Heated wall mounted towel rail in chrome effect finish, fully tiled flooring.



BEDROOM TWO 4.33m x 3.11m 14'2" x 10'2"

Smooth finished ceiling, ceiling light point, UPVC double glazed window overlooking the South facing rear garden with double panelled radiator beneath with independent thermostat, power points, TV aerial point, door provides access to built-in storage wardrobe with hanging rail and shelving within. Low voltage LED wall light.



BEDROOM THREE 3.74m x 3.46m 12'3" x 11'4"

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect, radiator beneath with independent thermostat, power points, wall mounted TV aerial point and door provides access to walk-in wardrobe with light, hanging and shelving within. Data point.



BEDROOM FOUR 3.48m x 2.38m 11'5" x 7'10"

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing rear aspect, power points, wall mounted TV aerial point, power point and data point designed for wall mounted TV.

MAIN BATHROOM 2.50m x 1.98m 8'2" x 6'6"

Modern white suite comprising panelled enclosed bath with mixer tap and shower attachment. Wash hand basin with monobloc mixer tap with vanity unit beneath and display surfaces to either side, low level WC with push button waste, fully tiled flooring, tiled splash backs surrounding bath area with heated chrome effect towel rail with independent thermostat. Ceiling extractor, low voltage LED downlights.



OUTSIDE

The property benefits from a block paved drive which provides off road parking for probably three vehicles with a lawned area to one side and low level box hedging to front boundary with panelled fencing and evergreen hedging to the remaining boundaries. Outside water tap. Gravel path provides access to close boarded gate which in turn leads to:

REAR GARDEN

Benefits from a raised decked area which adjoins the property which provides a slightly elevated view over the level lawned rear garden and is enclosed by six

foot high fencing and is well screened from neighbouring properties. Two outside garden storage sheds, outside power points, mixture of shrubs and bushes. The garden is mainly laid to lawn for ease of maintenance, outside water and outside security lights.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge. Turn first right into Manor Road and proceed down the road and Bertram Road will be found on the right at the bend in the road.

WEB SITE

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

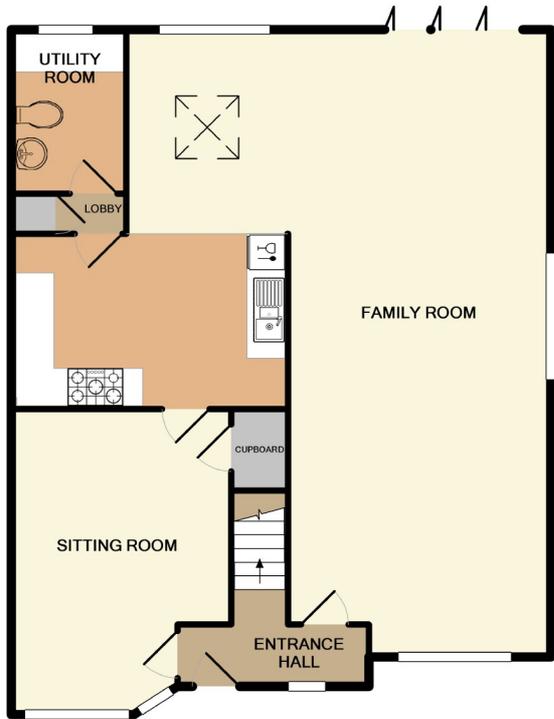
SURVEY

Require a survey? Visit our website www.rossnicholas.co.uk for further information.

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
APPROX. FLOOR
AREA 961 SQ.FT.
(89.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 703 SQ.FT.
(65.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1664 SQ.FT. (154.6 SQ.M.)

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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