

Plot 1, 2 Amberwood Drive, Highcliffe, BH23 5RU



£675,000



9 Old Milton Road
New Milton
Hampshire
BH25 6DQ

www.rossnicholas.co.uk

Tel: 01425 625500
Fax: 01425 625501
sales@rossnicholas

EXCEPTIONALLY HIGH SPECIFICATION IN A PRIVATE SETTING - An outstanding New Build three/four bedroom detached bungalow of around 1457 sq ft constructed to traditional and exacting standards by a highly reputable, long standing and local Builder. The property is set at the end of a very long private drive shared with next door only, allowing complete privacy and seclusion from the outside world if desired yet only a few minutes walk from local facilities. The property benefits from a luxurious finish of high gloss Kitchen and Granite work surface, Oak doors throughout, fitted Bosch appliances and high quality bathroom suites and really must be viewed to fully appreciate all that is on offer. Furthermore, the property comes with a 10 year warranty for complete peace of mind.

COVERED ENTRANCE

Inset soffit LED lighting, composite front door with leaded and stained glass inserts with UPVC double glazed side screens leads into the:

SPACIOUS ENTRANCE HALLWAY 7.80 x 1.39 25'7" x 4'7"

A lovely entrance and reception area with Oak flooring, inset ceiling spotlights, wall mounted panelled radiator, wall mounted digital thermostat, access to the airing cupboard with a large pressurised hot water system and light point, access to the roof space via a hatch with pull down ladder, Oak multi paned glazed door leads into the:

KITCHEN/DINING ROOM 6.91 x 3.72 22'8" x 12'2"

The Kitchen area is fitted with an extensive and luxury range of light Grey high gloss fronted cupboard and drawer units with large areas of White Quartz work surface over, integrated appliances include a large Bosch fridge/freezer, eye level Bosch double oven and four burner Gas hob adjacent with stainless steel and glass contemporary filter extractor over with inset lighting, full size Bosch dishwasher, inset ceramic one and quarter bowl sink unit with mixer tap over and drainer adjacent, breakfast bar area with seating space for up to four/five persons. Numerous inset LED ceiling spotlights, additional range of matching units to one side. The Dining area is wonderfully bright benefitting from a triple aspect with UPVC double glazed windows to each side and a set of UPVC double glazed bi-folding doors across the rear along with a large, UPVC double glazed roof lantern. Continuation of the Oak flooring. Provision for wall hung television with television point and power point adjacent.



UTILITY ROOM 2.90 x 2.06 9'6" x 6'9"

Fitted with a matching range of units with space for automatic washing machine and tumble dryer, wall mounted Worcester Gas fired boiler serving the central heating and hot water systems. Inset stainless steel sink unit with mixer tap over and drainer adjacent. UPVC double glazed window to rear and opaque UPVC double glazed door to the side access. Door to the Integral Garage.

LIVING ROOM 5.18 x 3.93 17'0" x 12'11"

A lovely dual aspect room with UPVC double glazed double doors leading onto the rear garden with floor to ceiling side screens adjacent, additional UPVC double glazed window to the side, wall mounted double panelled radiator, two ceiling light points, numerous double power points, television point.



BEDROOM ONE 3.59 x 3.17 11'9" x 10'5"

Attractive bow window to front providing a lovely outlook, space for fitted or freestanding bedroom furniture, double power points, television point, wall mounted panelled radiator, door into the:



EN-SUITE SHOWER ROOM

Fitted with a luxury suite comprising double width shower cubicle with chrome fittings,

pedestal wash hand basin and low level flush WC, inset ceiling spotlights, wall mounted chrome ladder style towel radiator, UPVC opaque double glazed window to side, fully tiled walls and floor.



BEDROOM TWO 3.93 x 3.05 12'11" x 10'0"

Maximum measurements. UPVC double glazed window to side, recess for wardrobes, double power points, ceiling light point, wall mounted double panelled radiator, television point.



BEDROOM THREE 3.93 x 3.03 12'11" x 9'11"

UPVC double glazed window to side, space for fitted or freestanding bedroom furniture double power points, ceiling light point, wall mounted double panelled radiator, television point.



STUDY/BEDROOM FOUR 3.59 x 1.85 11'9" x 6'1"

Attractive UPVC double glazed Bow window to side, double power points, blanked telephone connection, television point, ceiling light point, wall mounted panelled radiator. Please note that it may be possible to extend this room into Bedroom One to create a larger bedroom if desired.



BATHROOM

Fitted with an excellent four piece suite comprising large panel enclosed bath with mixer tap and personal hand shower attachment, large enclosed corner shower cubicle with chrome fittings, inset wash hand basin with vanity storage unit beneath, hidden cistern style WC, chrome ladder style towel radiator, UPVC opaque double glazed window to front, numerous inset LED spotlights, fully tiled walls and floor.



OUTSIDE

The property benefits from a good sized rear garden enjoying a South Easterly facing aspect with the main Southern aspect being largely exposed. Immediately abutting the rear of the property is a good sized area of paved patio extending onto an area of lawn with pre-dug and partially stocked flower bed borders and some mature trees on the boundary fence line. To the side of the property a secure pedestrian access gate leads to:



THE APPROACH

Laid mainly to tarmac for off road parking for up to four vehicles with potential for off road boat

or caravan storage with raised brick built flower bed adjacent to the front door. The off road parking then leads into the:

INTEGRAL GARAGE 5.29 x 2.97 17'4" x 9'9"

Electrically and remotely operated up and over door, wall mounted consumer unit, power points, ceiling strip light point, UPVC double glazed window to side.

NEW BUILD WARRANTY

The property will benefit from a 10 year warranty with details available on request.

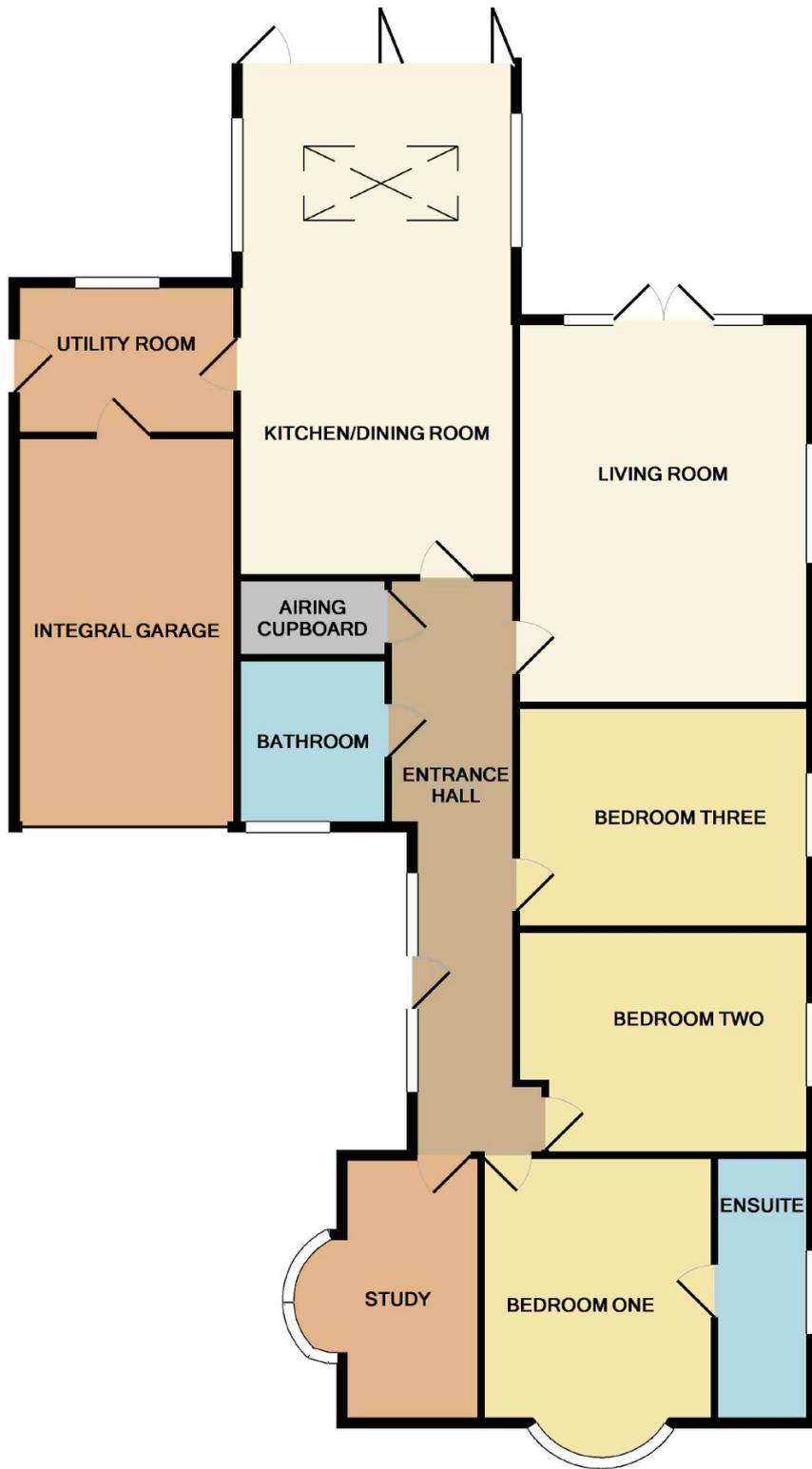
DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction taking the first exit off the roundabout onto Ringwood Road. Proceed almost to the end taking the last turn on the left into Amberwood Drive where the properties will be found down a long private driveway and signified by our for sale board.

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.





TOTAL APPROX. FLOOR AREA 1457 SQ.FT. (135.3 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
 Made with Metropix ©2018

