

R

www.robertsproperty.co.uk

Roberts

Sales, Lettings & Block Management

LINK-DETACHED BUNGALOW

£335,000



Hatfield Court, New Milton, Hampshire, BH25 5UW

*** Superb Link-Detached Bungalow ***

- * Two Double Bedrooms * Modern Shower Room *
- * 19ft10" Lounge / Diner * Well Presented Kitchen *
- * Walled Front Garden & Secluded Rear Garden *
- * Feature Garden Cabin / Chalet with Power & Light *
- * Driveway with EV Charge Point * 16'6"x 8'2" Garage *
- * **Council Tax Band C** * **No Forward Chain** *

158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

Hatfield Court, New Milton, Hampshire, BH25 5UW:

Dropped pavement leading to driveway parking with electric vehicle charge point. Room for one / two vehicles in tandem. with access to garage. Side aspect metal gate leads through to:

Courtyard Style

23' 10 x 22' 4 / 7.26m x 6.80m (approx').

Front Garden:

A sheltered walled private area laid to shingle for low maintenance. Pathway leads to rear garden. UPVC double-glazed front door giving access to:

Porch:

Having pitched roof with ceiling light point and side aspect UPVC double-glazed window. Glazed door leads through to:

Lounge / Diner:

19' 10" x 10' 6" / 6.05m x 3.10m (approx').

Coved and textured ceiling with two ceiling light points. UPVC double-glazed window to front aspect. Double panelled radiator and TV / media point.

Kitchen:

11' 2" x 7' 10" / 3.40m x 2.39m (approx'). Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect and UPVC double-glazed door providing access to garden. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated electric double oven and integrated five-burner gas hob. Space and plumbing for washing machine, space and plumbing for dishwasher and space for fridge / freezer. Cupboard housing gas central heating combination boiler. Splash back tiling and double panelled radiator.

Inner Hallway:

Textured ceiling with ceiling light point and hatch providing access to loft space. Vinyl laminate flooring.

Bedroom One:

11' 4" x 11' 2" / 3.45m x 3.40m (approx').

Plain ceiling with ceiling light point. UPVC double-glazed bay window to rear aspect. Single panelled radiator and vinyl laminate flooring.

Bedroom Two:

12' 8" x 8' 9" / 3.86m x 2.67m (approx').

Plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator and vinyl laminate flooring.

Shower Room:

6' 8" x 5' 5" / 2.03m x 1.65m (approx').

Plain ceiling with recessed down lighting and fitted extractor. UPVC double-glazed frosted window to side aspect. Double shower tray with fitted glass panel and thermostatic shower valve and further shower head. Vanity unit with inset wash hand basin and mixer tap. Concealed cistern WC. Chrome ladder style heated towel rail and mirror fronted cabinet with storage. Fully tiled walls and tiled flooring.

Garage:

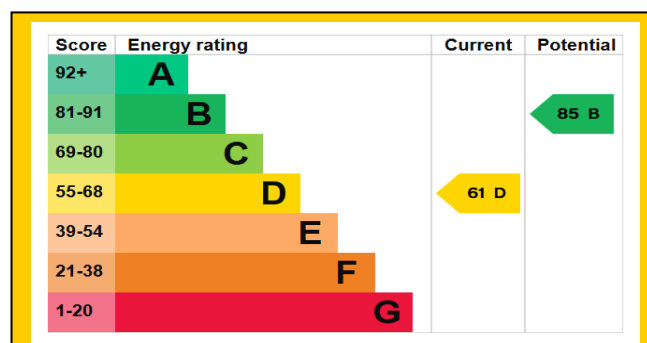
16' 6" x 8' 2" / 5.03m x 2.49m (approx'). Up-and-over door, power and light. Rear aspect window and door leading to rear garden.

Rear Garden:

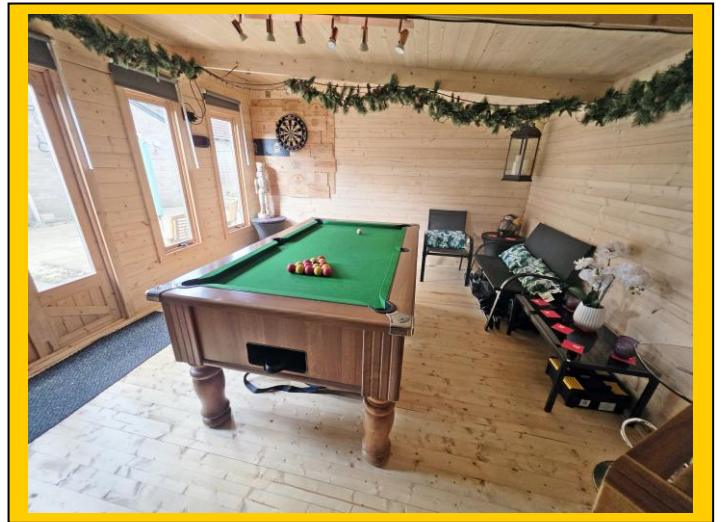
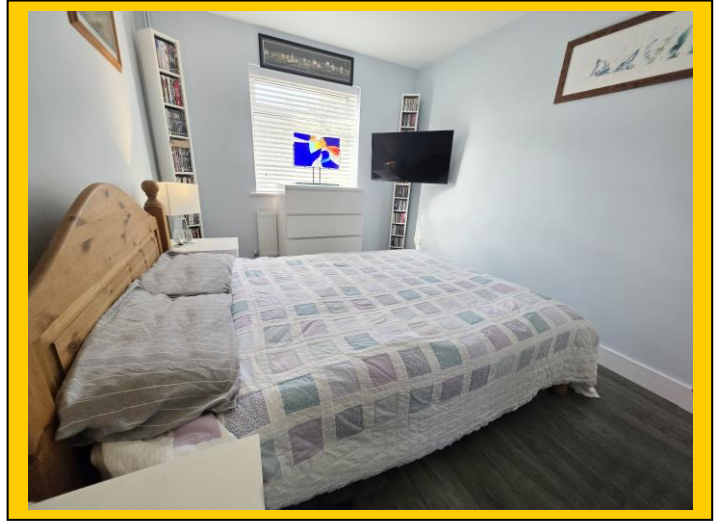
Laid mainly to patio with an area of lawn with raised growing borders. Hard standing for garden shed and greenhouse. Access to:

Garden Cabin:

Partially insulated with power, light and windows to front aspect. Would make an ideal space as a home office, gym or garden room.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		