PETTENGELLS
ESTATE AGENTS

Cressbrook, Ashley Lane, New Milton, Hampshire, BH25 5AQ
Asking Price £475,000

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- Two double bedroom detached bungalow
- Large lounge with bi fold doors onto balcony
- Impressive kitchen/dining room
- Master bedroom & with ensuite shower room
- Family bathroom
- Large private rear garden
- Detached garage
- Garden room/summerhouse
- Gas fired central heating & double glazing
- Internal viewing recommended

AN IMPRESSIVE TWO DOUBLE BEDROOM, TWO BATH/SHOWER ROOM DETACHED BUNGALOW WITH LOVELY REAR GARDEN.
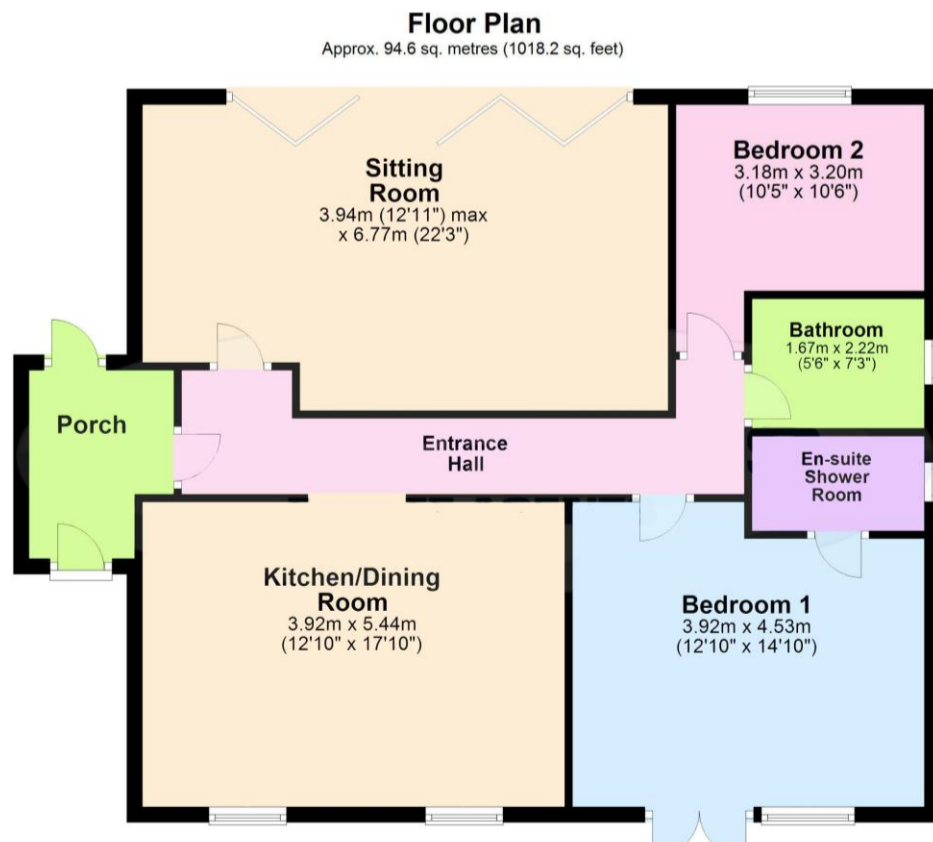
Accommodation: Entrance porch leads to the front door opening to the entrance hall. The impressive living/dining room has bi fold doors opening onto the balcony with access to the garden. There is a well appointed kitchen/breakfast room with centre island and built in double oven microwave, electric hob and extractor. There are two double bedrooms with the master bedroom having the benefit of a lovely ensuite shower room. French doors overlook and open to the front. There is a wide range of wardrobes which will be remaining. There is also a family bathroom with shower over and window to side.

Outside: There is a large driveway giving off road parking for multiple vehicles, this leads to the detached garage measuring 5.27m x 4.32m narrowing to 3.03m (17'3" x 14'2" narrowing to 9'9") with up and over door, lighting and power. The private rear garden is a particularly nice feature of the property being laid mainly to lawn with mature shrub and flower borders. There is a pleasant patio/seating area and impressive summerhouse.
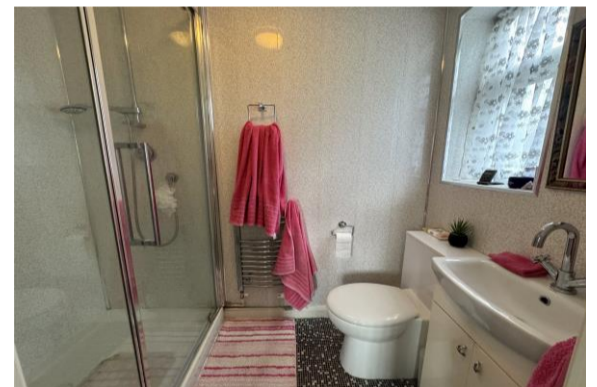
Council tax band: D, Tenure: Freehold

Floor Plan
Approx. 94.6 sq. metres (1018.2 sq. feet)

Sitting Room
3.94m (12'11") max
x 6.77m (22'3")

Bedroom 2
3.18m x 3.20m
(10'5" x 10'6")

Porch

Entrance Hall

Bathroom
1.67m x 2.22m
(5'6" x 7'3")

En-suite Shower Room

Kitchen/Dining Room
3.92m x 5.44m
(12'10" x 17'10")

Bedroom 1
3.92m x 4.53m
(12'10" x 14'10")

Total area: approx. 94.6 sq. metres (1018.2 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'
Plan produced using PlanUp.