



37 Earlswood Park, Ashley, BH25 5GZ

£309,950

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37 Earlswood Park
Ashley
New Milton
BH25 5GZ

This fantastic two double bedroom, two bathroom house is ideally situated on the popular Earlswood Park development and offers bright and spacious accommodation. Features include a lovely sitting/dining room, a ground floor cloakroom and two bedrooms both benefitting from en-suite shower/bathrooms.

- Entrance Hall
- Kitchen
- Cloakroom
- Sitting/Dining Room
- Two Double Bedrooms
- En-Suite Shower Room
- En-Suite Bathroom
- Allocated Parking
- Landscaped Garden



The Property

Entrance hall with carpeted flooring, useful storage cupboard and archway through to the kitchen

The kitchen is fitted with a great range of timber effect wall and base units with matching worktop, one and a half bowl sink unit with mixer tap over, four burner gas hob with an extractor fan, tiled splash back, under counter oven, and space and plumbing for a tall stand up fridge freezer, dishwasher and a cupboard housing the central heating boiler

The ground floor cloakroom is a particularly good size and include a WC, corner wash hand basin with tiled splash back, radiator and small UPVC window

The sitting/dining room is situated at the rear of the property, has ample space for three piece suite and four to six seater table and chairs, sliding patio doors onto the patio and rear garden, TV aerial point and stairs to first floor landing

Bedroom one is situated at the rear of the property, has space for a super king size bed with bedside cabinets, has a fantastic range of built in wardrobes and its own en-suite shower room

The en-suite comprises a shower cubicle with glass shower door, thermostatic shower attachment, WC, wash hand basin with mixer tap over and storage beneath, shaver point and extractor fan

There is also an airing cupboard housing the Megaflo pressurised hot water cylinder

Bedroom two again a fantastic double with a good range of built in wardrobes, space for king size bed and bedside cabinets and an en-suite bathroom

The en-suite comprises a panel bath with mixer tap over, handheld shower attachment, folding glass shower screen, WC, wash hand basin with mixer tap over and storage beneath, shaver point and extractor fan





Gardens & Grounds

To the front of the property are two allocated parking spaces with textured path leading to the front door.

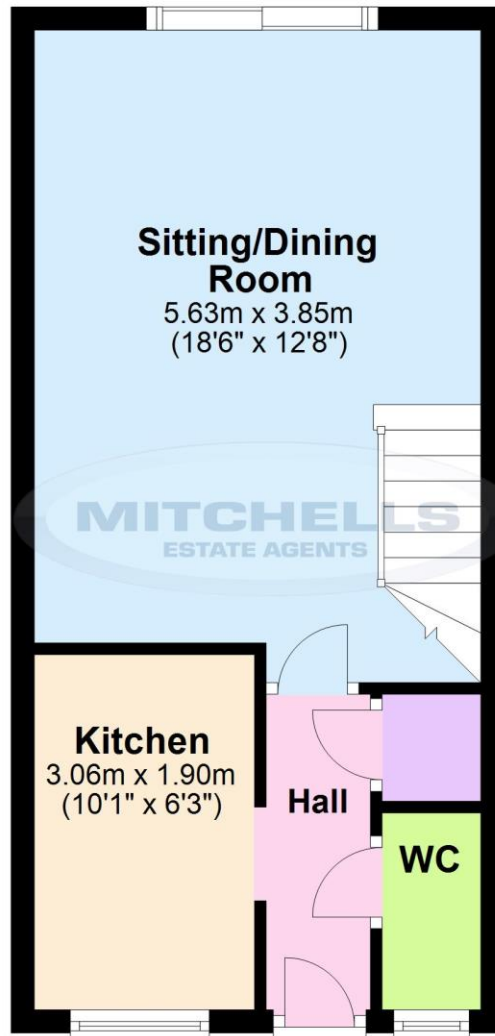
To the rear of the property is a private and secluded garden with rear gate for access, a garden shed for storage, a lovely sized area of patio with the rest of the garden laid to lawn with mature and colourful borders and a textured path leading to the gate.

Services

- Mains gas, electric, drainage and water
- Council Tax Band B
- Energy Performance Rating C

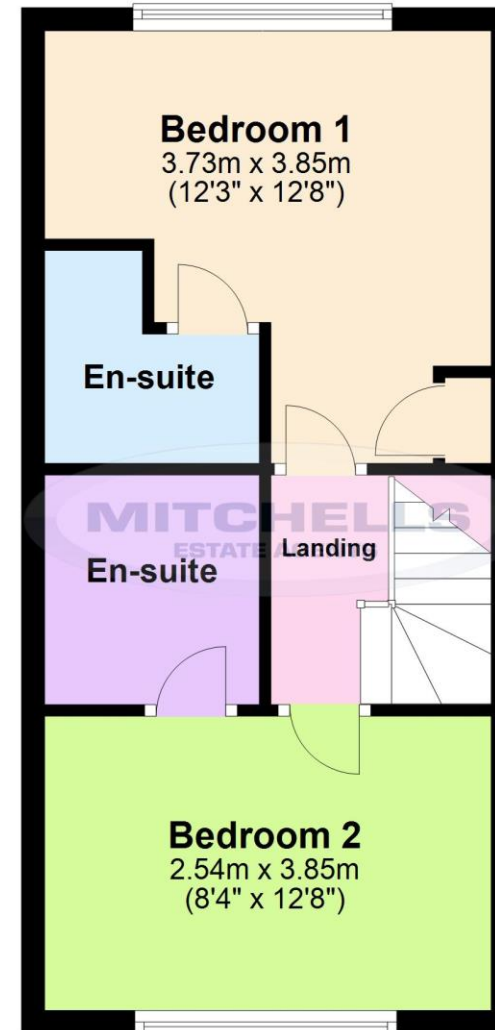
Ground Floor

Approx. 32.5 sq. metres (350.4 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.0 sq. feet)



Total area: approx. 65.0 sq. metres (699.3 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.

Situation

Ashley is a small village located to the east of the thriving market town of New Milton and benefits from both Infant and Junior schools rated 'Good' by Ofsted, a wide range of sports clubs including the excellent rugby club, a small supermarket and is within easy reach of the 92,000 acres of the beautiful New Forest National Park. With the mainline railway station at New Milton, the cliff top and beach at Barton on Sea, Barton golf club offering 27 holes of links style golf, quality eateries including Pebble Beach on the cliff top Ashley remains popular for both families and retirees.

Directions

From Mitchells proceed across the traffic lights into Ashley Road, continue through the next set of lights and upon reaching the traffic lights in the centre of Ashley turn left into Ashley Common Road. Continue across at the next junction, bear right into Earlswood Park, take the second right which is also Earlswood Park continue along and the property will be seen after a short distance on the right hand side.





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