



7 Floriston Gardens, Ashley, BH25 5DL

£525,000

Mitchells
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*7 Floriston Gardens
Ashley
New Milton
Hampshire
BH25 5DL*

A modern four bedroom detached family house situated in a popular and convenient location within easy reach of the local shops and schools. The property has been well maintained throughout and other features include an attached double garage, a modern en-suite shower room to the master bedroom, a good sized and well landscaped rear garden, a useful separate utility room and a ground floor cloakroom.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Rear Lobby
- Cloakroom
- Landing
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Double Garage
- Off Road Parking
- Private Gardens



The Property

Entrance hall with a double glazed front door and stairs to the first floor.

Sitting room with twin UPVC double glazed casement doors onto the patio and a lovely private outlook over the rear garden.

A good sized separate dining room leading through to the kitchen which has a good range of timber effect wall and base units with a contrasting marble effect worktop and an inset one and a half bowl sink unit with mixer tap over, integrated double electric oven, four burner gas hob and extractor, space and plumbing for a dishwasher, a double aspect and part tiled walls.

Useful separate utility room with a sink unit, built in storage, space and plumbing for a washing machine and space for a tall fridge freezer.

Side lobby with timber effect flooring and UPVC double glazed doors to front and rear gardens.

Ground floor cloakroom fitted with a modern white suite comprising a WC with adjacent storage, wash basin with storage beneath, chrome ladder style heated towel rail and attractive tile effect flooring.

First floor landing with trap to the roof space and airing cupboard.

Four bedrooms, three with built in storage and with the master bedroom benefitting from a fully tiled modern en-suite shower room comprising a shower cubicle with a thermostatic control shower, wash basin with storage beneath, WC, tiled flooring, heated towel rail, recess ceiling spotlights and an extractor fan.

Fully tiled family bathroom comprising a panel bath with a mixer tap and shower attachment over, wash basin and WC.





Gardens & Grounds

The property sits on a well landscaped plot with the front garden laid mainly to shingle for ease of maintenance with mature hedging dividing from the pavement, a double width tarmac driveway provides off road parking for four vehicles and leads to the attached double garage with twin up and over doors, power, light, a UPVC double glazed doors through to the rear garden, a wall mounted Worcester gas fired boiler and a timber ladder to the useful loft storage area.

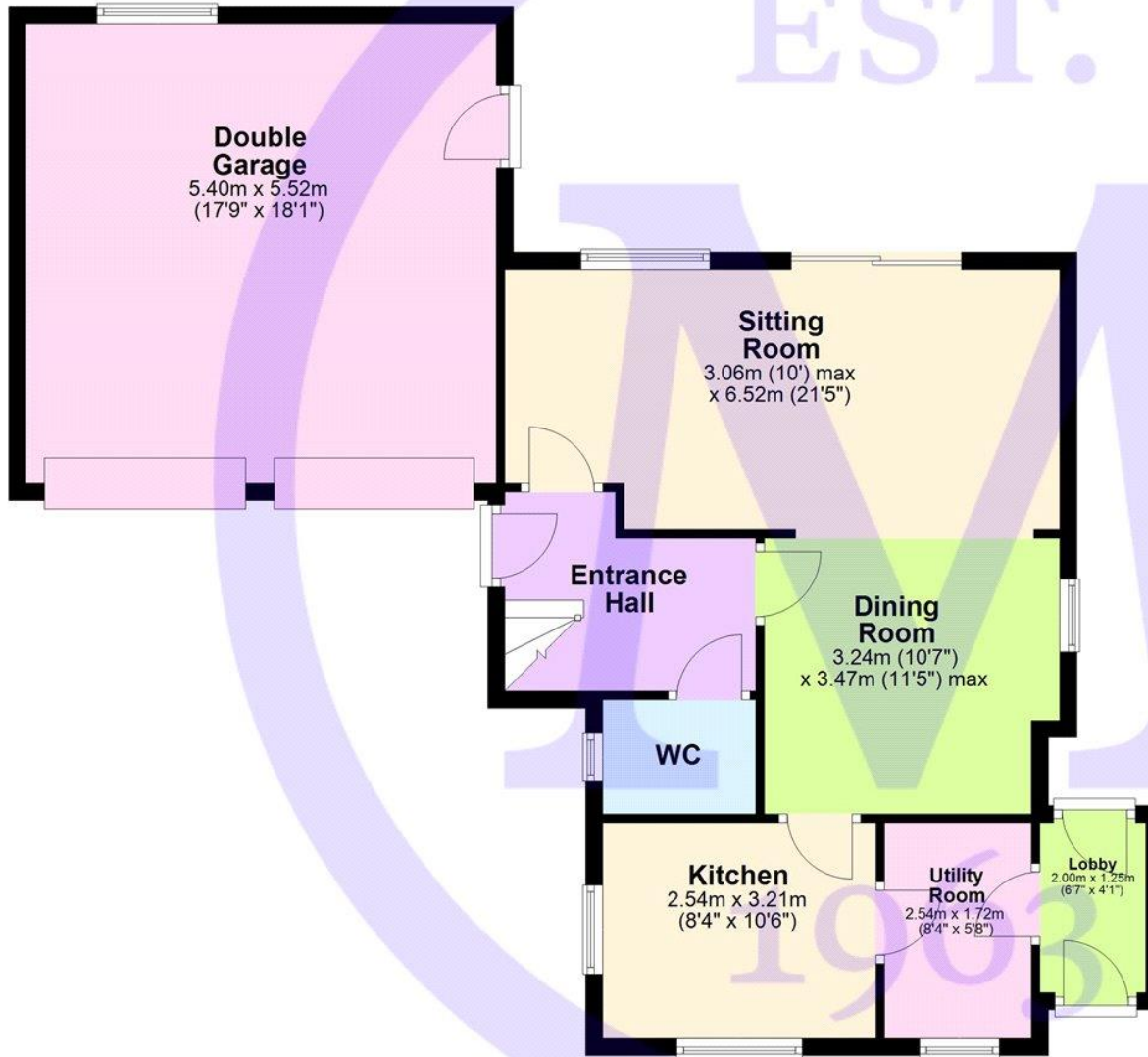
The rear garden is a particular feature of the property facing in a sunny southerly direction and enjoying a good degree of privacy. There is a good sized area textured paved patio adjoining the rear of the property with a shaped area of lawn, children's play area, timber garden shed and a further outside dining area with power and light.



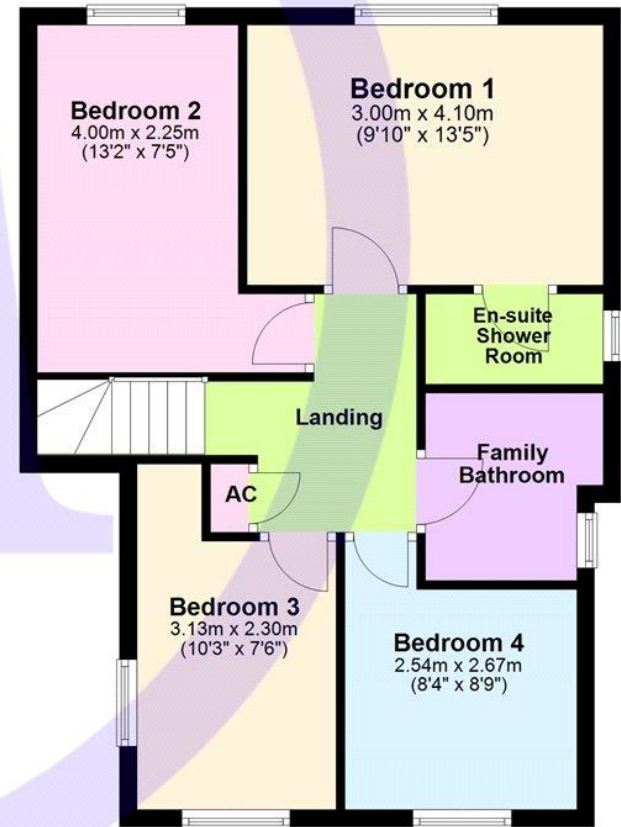
Services

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating D

Ground Floor
Approx. 85.6 sq. metres (921.3 sq. feet)



First Floor
Approx. 52.0 sq. metres (559.3 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.

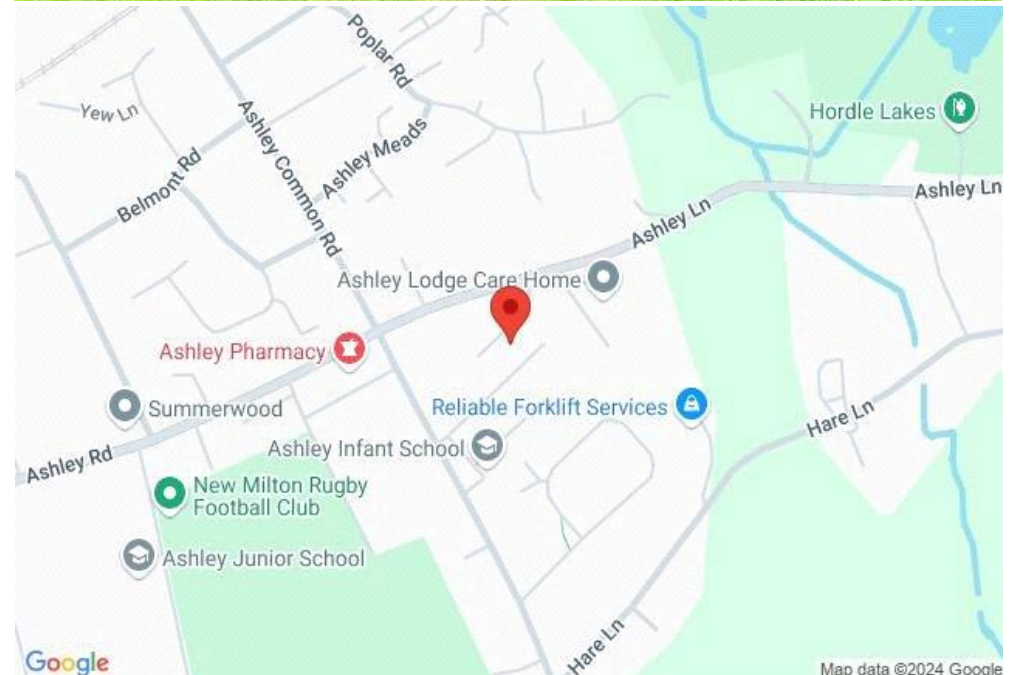
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Situation

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 at the centre of Ashley, continue straight across and take the first turning right into Floriston Gardens where the property will be found on the left hand side.





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