



**5 Caird Avenue,  
New Milton, Hampshire, BH25 6BE**



***IMPRESSIVE BUNGALOW WITH VIEWING RECOMMENDED!***  
***We are pleased to offer this well presented and deceptively spacious three bedroom detached bungalow with many fine features including a splendid orangery overlooking the rear garden and a large well appointed kitchen/dining room. Main bedroom upstairs has ensuite, and garage converted to annex.***

**Price....£549,500**

- **Three bedrooms**
- **Kitchen/Dining Room**
- **Living Room**
- **Bathroom & Ensuite**
- **Orangery**
- **Gardens**
- **Drive**
- **Garden Room**

**ENTRANCE HALL:** Cupboard, radiator, staircase.

**LIVING ROOM:** 14'0" x 11'8" (4.27m x 3.56m) Window, radiator, feature fireplace. Bi-fold doors to:

**ORANGERY:** 12'0" x 11'0" (3.66m x 3.35m) This impressive recent addition to the property overlooks the garden, radiator.

**KITCHEN/DINING ROOM:** 16'3" x 14'0" (4.95m x 4.27m) Narrowing to 10'5". Windows to side and rear, door to rear, space for table, space for fridge freezer, radiator, sink unit, modern range of base cupboard and drawer units with work surfaces over and further wall mounted cupboards, integrated appliances comprising double oven, one of which is a combi/microwave, hob, hood, washing machine and dishwasher. Gas boiler new in 2019.

**BEDROOM ONE:** 12'10" max x 10'7" (3.91m max x 3.23m) Window to front, radiator.

**BEDROOM TWO:** 11'0" x 10'0" (3.35m x 3.05m) Window to front, radiator.

**BATHROOM:** New suite comprising WC, wash hand basin, bath with shower over, tiled floor, tiled walls, window, heated towel rail, ceiling down lighters.

Staircase up to:

**BEDROOM THREE:** 21' x 13' approx (6.40m x 3.96m approx) Maximum measurements/sloping ceilings. This splendid main bedroom has Velux windows to front and rear, Under eaves storage and built in cupboard both with automatic lights. Radiator. Door to:

**ENSUITE:** WC, wash hand basin, large Tower shower, Velux window and heated towel rail.

**OUTSIDE:** To the front of the property there are twin driveways giving lots of off road parking. Outside power points.

**PLEASE NOTE:** The owner has 'adopted' an area of garden/drive to the front. Please ask us for further information.

**REAR:** This has a small lawned area adjoining which there are three decked areas. The original garage has been converted to provide an impressive:

**GARDEN ROOM/ANNEXE:** 10'10" x 8'8" (3.30m x 2.64m) Power points, original garage door has been retained, sliding doors to garden and a door to the kitchenette which has a sink unit with plumbing for washing machine. Mains smoke alarm linked to property. Independent fuse board. Door to cloakroom with mains WC and wash hand basin.

**COUNCIL TAX BAND:** D

**DIRECTIONS:** From our office bear right into Old Milton Road and straight over the traffic lights and after a little over half a mile turn right into Caird Avenue.

**IMPORTANT:** There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.

