



3 Lyon Avenue, New Milton, BH25 6AP

£750,000

Mitchells
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*3 Lyon Avenue
New Milton
Hampshire
BH25 6AP*

An individual detached family house set on a superb mature plot in a highly sought after peaceful location yet within easy walking distance of the town centre, the local schools and the mainline railway station. The property has been well maintained throughout and other features include three good sized reception rooms, including a superb triple aspect family room, a bathroom and separate shower room, a tandem garage, private gardens and the property is offered with no forward chain.

- Entrance Hall
- Sitting Room
- Dining Room
- Family Room
- Kitchen
- Cloakroom
- Landing
- Four Bedrooms
- Bathroom
- Shower Room
- Tandem Garage
- Off Road Parking
- Private Gardens



The Property

Entrance hall with attractive parquet flooring and security controls.

Impressive triple aspect family room with lovely outlooks over the gardens and a UPVC double glazed sliding door onto the patio.

Sitting room with a feature brick fireplace with a tiled mantle and hearth and a recessed open fire, attractive parquet flooring and stairs to the first floor.

Double aspect dining room with parquet flooring and a lovely private outlook over the rear garden.

Kitchen fitted with a range of timber effect wall and base units with a matching worktop and an inset sink unit with mixer tap over, space for dishwasher, cooker, tall fridge freezer and washing machine, tiled effect flooring, extractor fan, door to the garage and an outlook over the rear garden.

Ground floor cloakroom.

First floor landing with trap to the roof space, boiler cupboard housing the modern Worcester gas fired boiler and a separate double airing cupboard.

Four good sized bedrooms, two with a double aspect and three with built in wardrobes.

Bathroom comprising a panel bath, wash basin, WC and part tiled walls.

Spacious shower room comprising a fully tiled shower cubicle, wash basin with storage beneath and WC.





Gardens & Grounds

The house sits on a good sized private plot accessed via a timber five bar gate to a tarmac driveway providing off road parking and leading to the tandem garage with an up and over door, power, light and a casement door onto the rear garden.

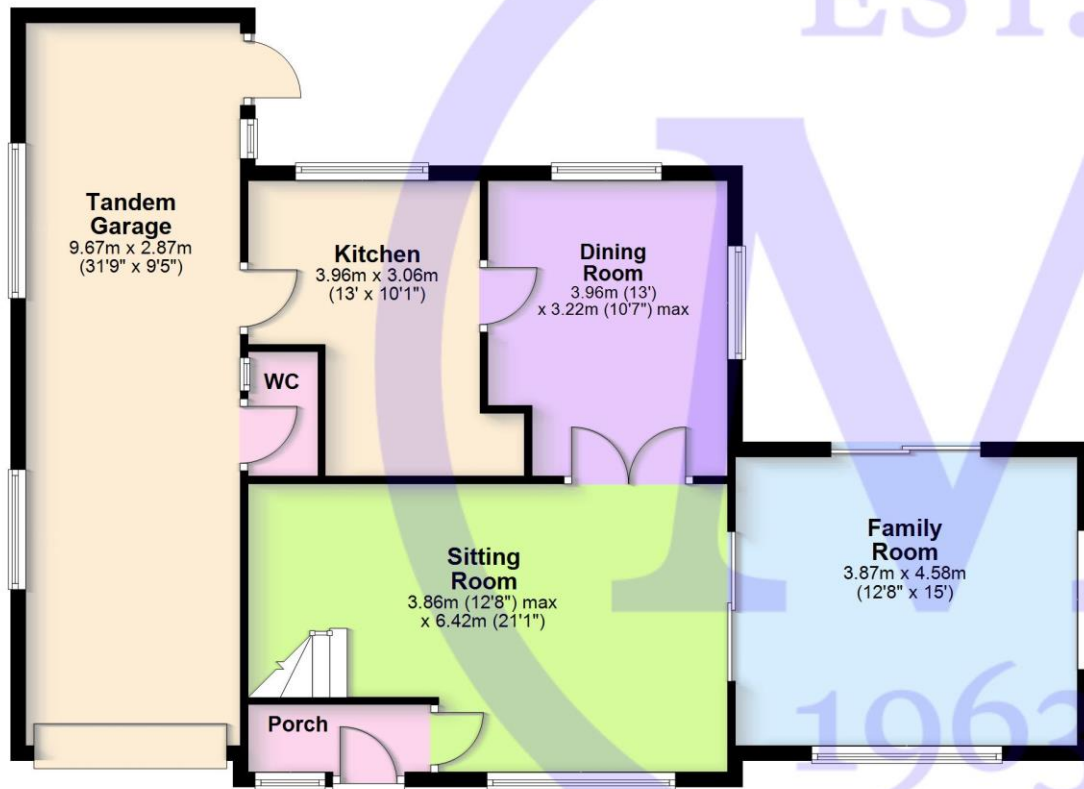
The front garden is laid mainly to lawn with mature hedging providing privacy from the road.

The rear garden is laid mainly to lawn with mature and high level hedging providing a high degree of privacy, timber summerhouse and the mature rear conifer hedging has considerable depth so could be removed to create a larger garden, if required.

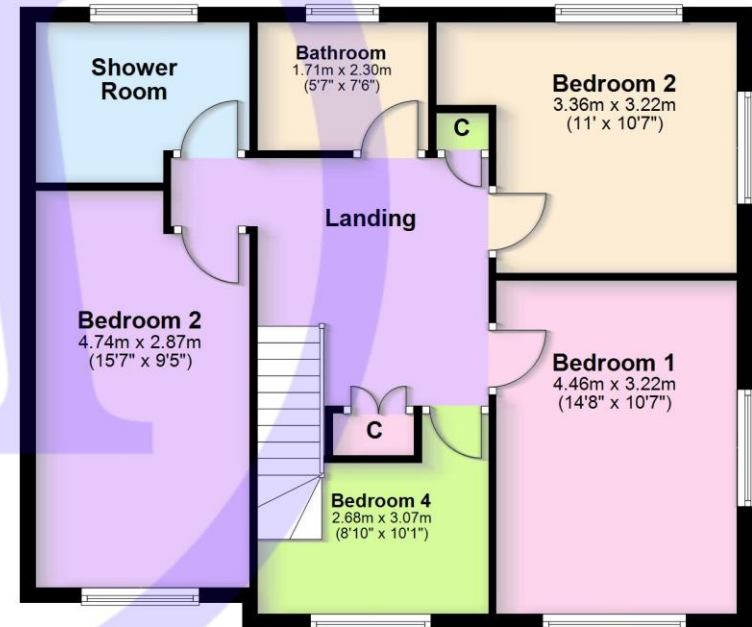
Services

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

Ground Floor
Approx. 97.4 sq. metres (1048.7 sq. feet)



First Floor
Approx. 73.3 sq. metres (789.1 sq. feet)



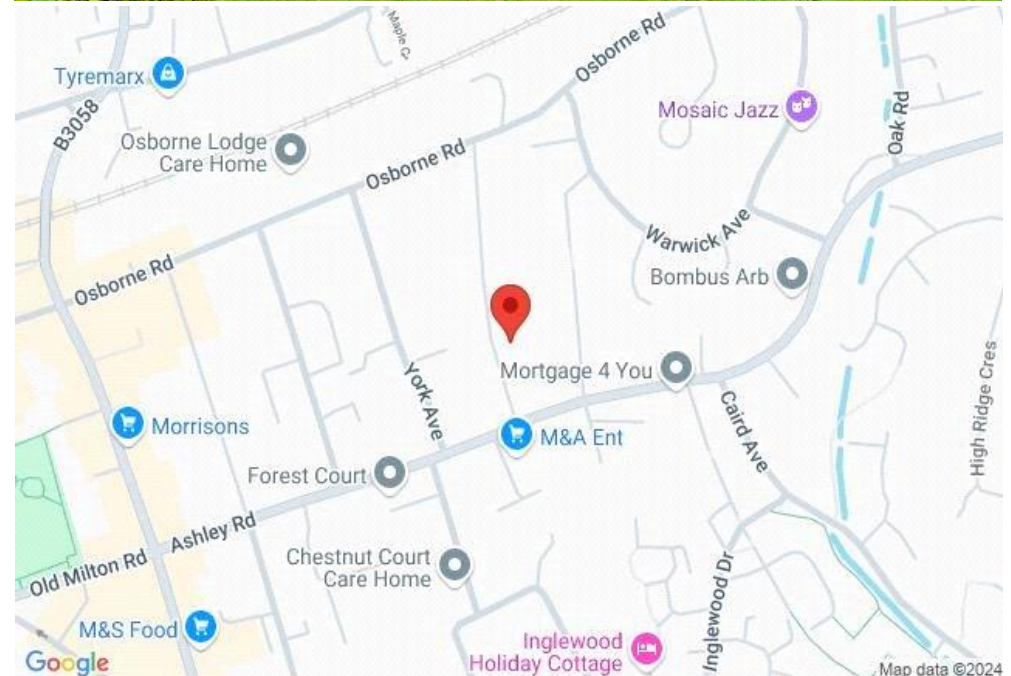
Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

Directions

From Mitchells proceed across the traffic lights into Ashley Road. Continue through the next set of lights and take the third turning left into Lyon Avenue where the property will be found on the right hand side.





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