



4 Balmoral Walk, New Milton, BH25 5UF

£350,000

Mitchells
1963 — TODAY



*4 Balmoral Walk
New Milton
Hampshire
BH25 5UF*

An extended three bedroom semi-detached modern house offering excellent living accommodation, including a sitting room, a kitchen/breakfast room, and a family room. The attached garage has been converted into a home office/studio. Other features include off road parking, well landscaped gardens, and a useful, individual garden building ideal as a home office or hobbies room. An internal viewing is strongly recommended to fully appreciate the size of the property.

- Porch
- Entrance Hall
- Family Room
- Sitting Room
- Kitchen/Breakfast Room
- Hobbies/Studio Room
- Landing
- Three Bedrooms
- Bathroom
- Off Road Parking
- Garden Office
- Landscaped Gardens



The Property

Useful entrance porch with a UPVC double glazed front door, a double aspect, and tiled flooring.

Entrance hall with stairs leading to the first floor.

Lovely sitting room featuring a timber fireplace with a tiled hearth, attractive timber effect flooring and an understairs storage cupboard.

Kitchen/breakfast room fitted with an excellent range of cream wall and base units, a contrasting stone effect worktop, an inset sink unit with mixer tap, space for a range style cooker and tall fridge/freezer, part tiled flooring, a wall mounted gas fired boiler, and room for a breakfast table.

Dining/family room with attractive tiled flooring, two high level Velux windows providing an abundance of natural light, twin UPVC double casement doors onto the patio, and a further casement door to the outside.

The garage has been converted into a useful utility/studio room, with space and plumbing for a washing machine, a sink unit with storage beneath, a ladder style heated towel rail, recessed ceiling spotlights, a loft access hatch, tiled flooring, wall and base units, and twin UPVC double glazed casement doors to the front and rear gardens.

First floor landing with a trap door to the roof space.

Three first floor bedrooms, two of which have built-in wardrobes.

Fully tiled bathroom comprising a panel bath with a mixer tap and an independent shower over, a glass shower screen, a wash basin with storage beneath, a WC, tiled flooring, and a heated towel rail.





Gardens & Grounds

The front garden is laid mainly to lawn for ease of maintenance. There is a driveway at the side of the property providing off road parking.

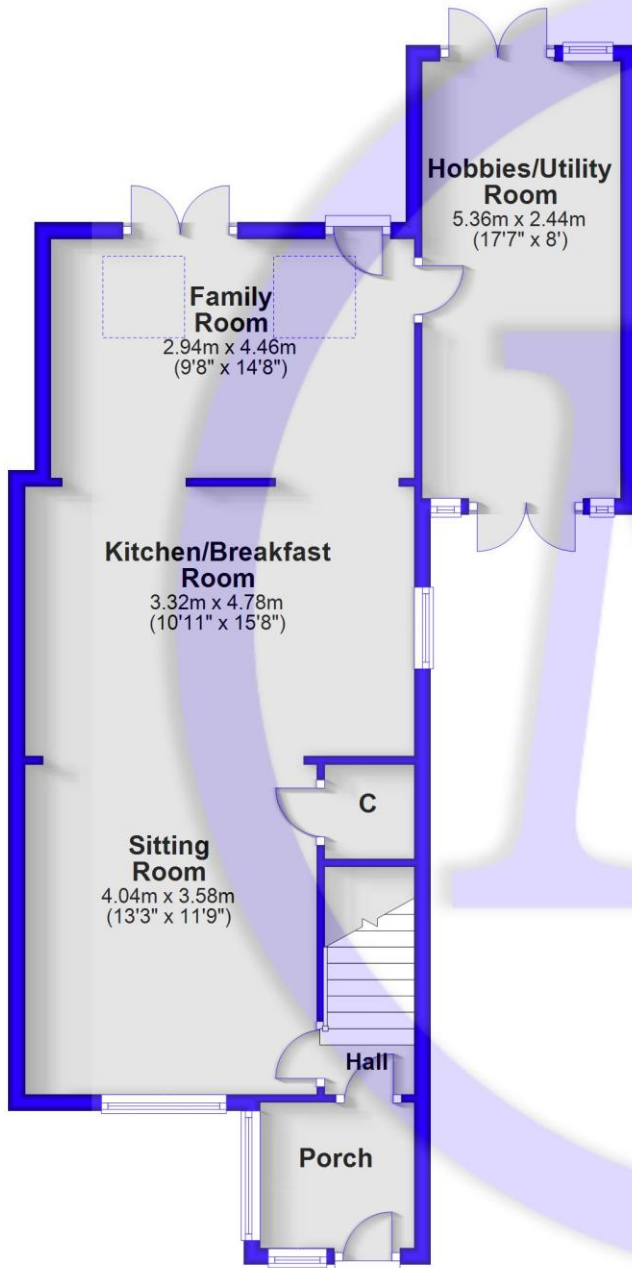
Adjoining the rear of the property is a raised area of Indian sandstone patio, with steps down to an artificial lawn bordered by decorative stones and a timber pergola feature. There is a superb, individually built timber summerhouse with UPVC double glazed windows, a pitched roof, twin casement doors, power, and lighting.

Services

- Mains gas, electric, drainage and water
- Council Tax Band C
- Energy Performance Rating To be confirmed

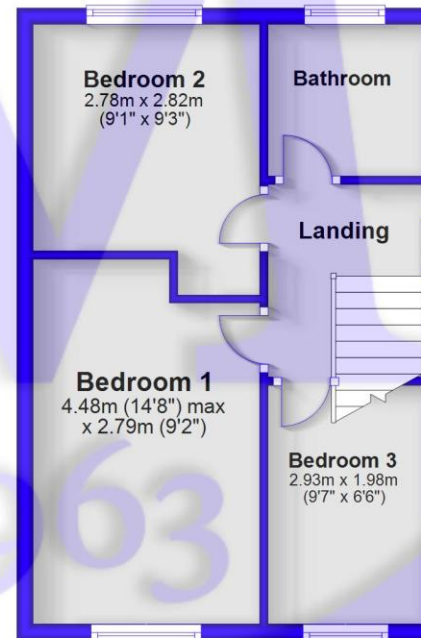
Ground Floor

Approx. 66.2 sq. metres (712.1 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Garden Building

Approx. 8.6 sq. metres (92.9 sq. feet)



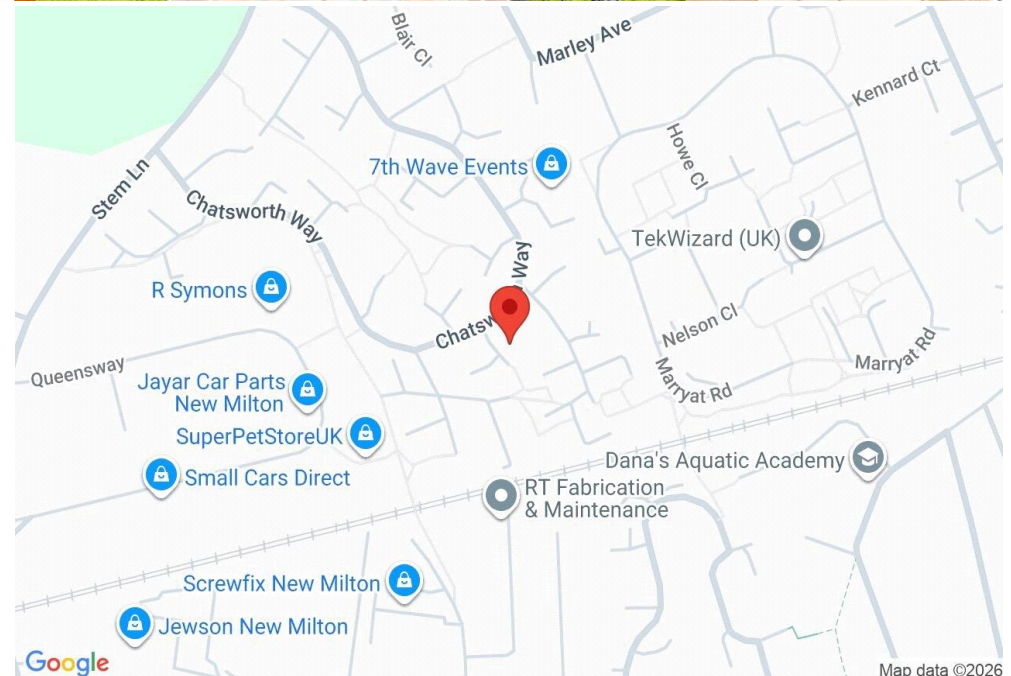
Total area: approx. 110.3 sq. metres (1187.6 sq. feet)

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 along Old Milton Road. Continue across the roundabout and take the first right into Gore Road. After approximately half a mile, turn right into Stem Lane, then take the third right into Chatsworth Way, followed by the third right into Balmoral Walk. The property will be found on the left hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

Mitchells
1963 — TODAY

