



4 Balmoral Walk, New Milton, BH25 5UF

£385,000

Mitchells
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*4 Balmoral Walk
New Milton
Hampshire
BH25 5UF*

An extended three bedroom semi detached modern house creating excellent living accommodation including a sitting room, kitchen/breakfast room and family room. The attached garage has also been converted into a home office/studio and other features include off road parking, well landscaped gardens, a useful and individual garden building ideal as a home office or hobbies room and 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 UPVC double glazed front door, a double aspect and tiled flooring.

Entrance hall and stairs to the first floor.

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

Kitchen/breakfast room fitted with an excellent range of cream wall and base units with a contrasting stone effect worktop and an inset sink unit with mixer tap over, space for range style cooker and tall fridge freezer, part tiled flooring, 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 light, twin UPVC double casement doors onto the patio and a further casement door to outside.

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

First floor landing with trap to the roof space.

Three first floor bedrooms, two with built in wardrobes.

Fully tiled bathroom comprising a panel bath with mixer tap and independent shower over with glass shower screen, wash basin with storage beneath, 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.

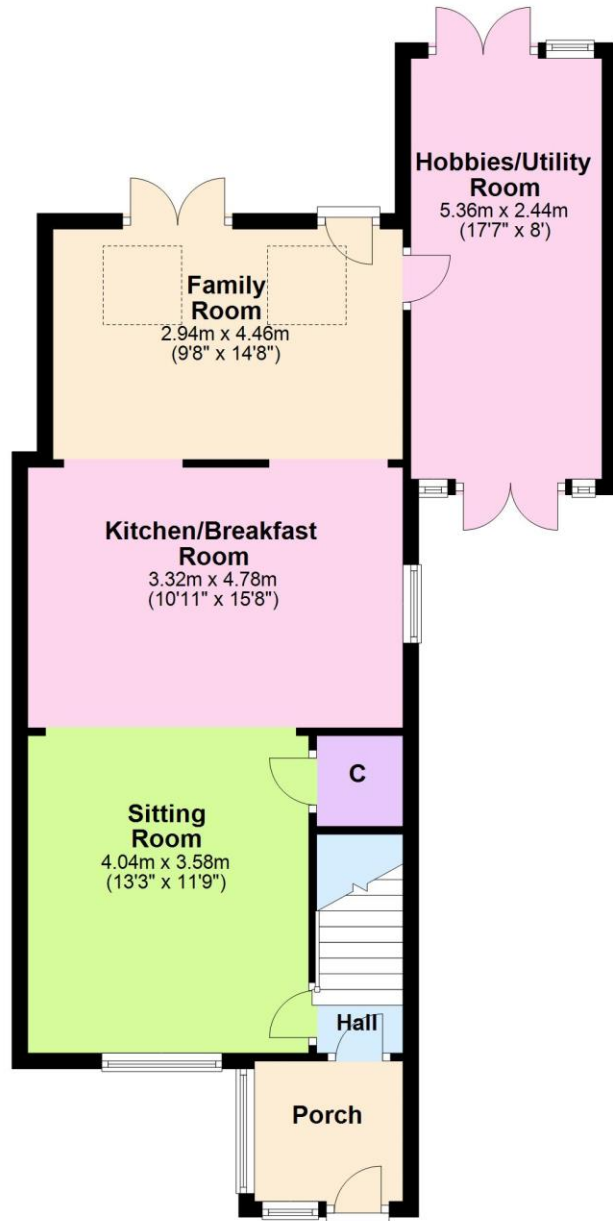
Adjoining the rear of the property is a raised area of Indian sandstone patio with steps down to an artificial lawn with decorative stone borders and timber pergola feature. Superb individually built timber summerhouse with UPVC double glazed windows, a pitched roof, twin casement doors, power and light.

Services

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

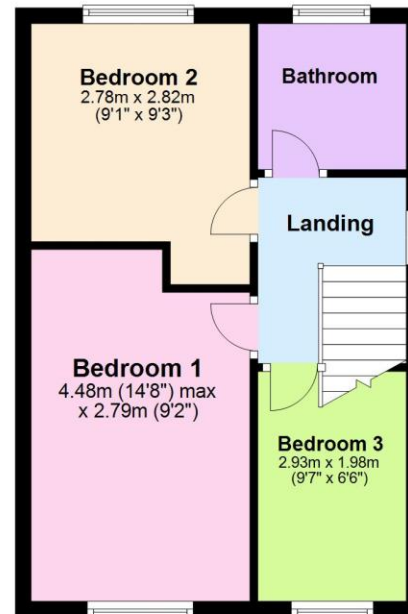
Ground Floor

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



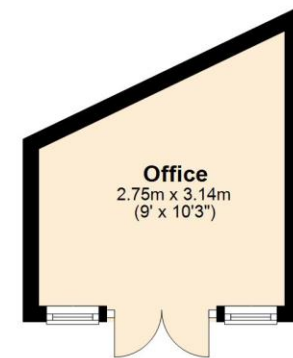
First Floor

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)

'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 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, take the third right into Chatsworth Way, third right into Balmoral Walk where the property will be found on the left hand side.





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

Centenary Buildings
8-10 Old Milton Road
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