



77 Manor Road, New Milton, BH25 5EL

£525,000

Mitchells
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*77 Manor Road
New Milton
Hampshire
BH25 5EL*

VENDOR SUITED A beautifully refurbished three double bedroom detached bungalow that is ideally situated a short walk of New Milton town centre and schools. The property has been finished to an outstanding condition throughout with features including an open plan kitchen/living area, a master bedroom with en-suite, a utility room and a spacious garden.

- Entrance Hall
- Utility Room
- Store Room
- Luxury Kitchen
- Open Plan Living Area
- Three Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Driveway
- Landscaped Gardens



The Property

Entrance hall with laminate style flooring, seating with storage beneath, cupboard housing electrical consumer unit, radiator and doorway through to a further area of hallway and utility

The utility is fitted with a granite effect worktop with plumbing for washing machine and tumble dryer, wall mounted Gloworm boiler and extractor fan

There is a further door from the hall leading out to the store room and garden

The open plan living area is a particular feature of the property with ample space for L-shaped sofa or three piece suite, space for six to eight seater table and chairs, large UPVC window, TV point, feature fireplace and opens through to the high specification kitchen

The kitchen is fitted with a lovely range of grey shaker style wall and base units with a contrasting granite effect worktop, breakfast bar, integrated appliances including a four burner induction hob with extractor fan over, eye level double oven, integrated fridge freezer and dishwasher, ceramic one and a half bowl sink with mixer tap over, UPVC window and double casement doors leading out to the garden.

Three generous double bedrooms, all have ample space for double beds and furniture, two of which have feature fireplaces, bedroom one and two are situated at the rear of the property with a view over the rear garden, with bedroom three to the side of the property and the master benefiting from a luxury en-suite shower room

The en-suite has tiled flooring part tiled walls, hatch to roof space and a modern suite comprising a walk in shower with rain style thermostatic shower attachments, glass shower screen, wash hand basin with storage beneath, WC with hidden cistern and chrome heated towel rail

The family bathroom has been beautifully finished with a modern suite comprising a panel bath with mixer tap over, independent thermostatic shower attachment with folding glass shower screen, pedestal wash hand basin with mixer tap over, WC, chrome heated towel rail, tiled flooring and part tiled walls





Gardens & Grounds

To the front of the property is a large shingle driveway giving ample off-road parking for approximately four vehicles with the rest of the front laid to lawn.

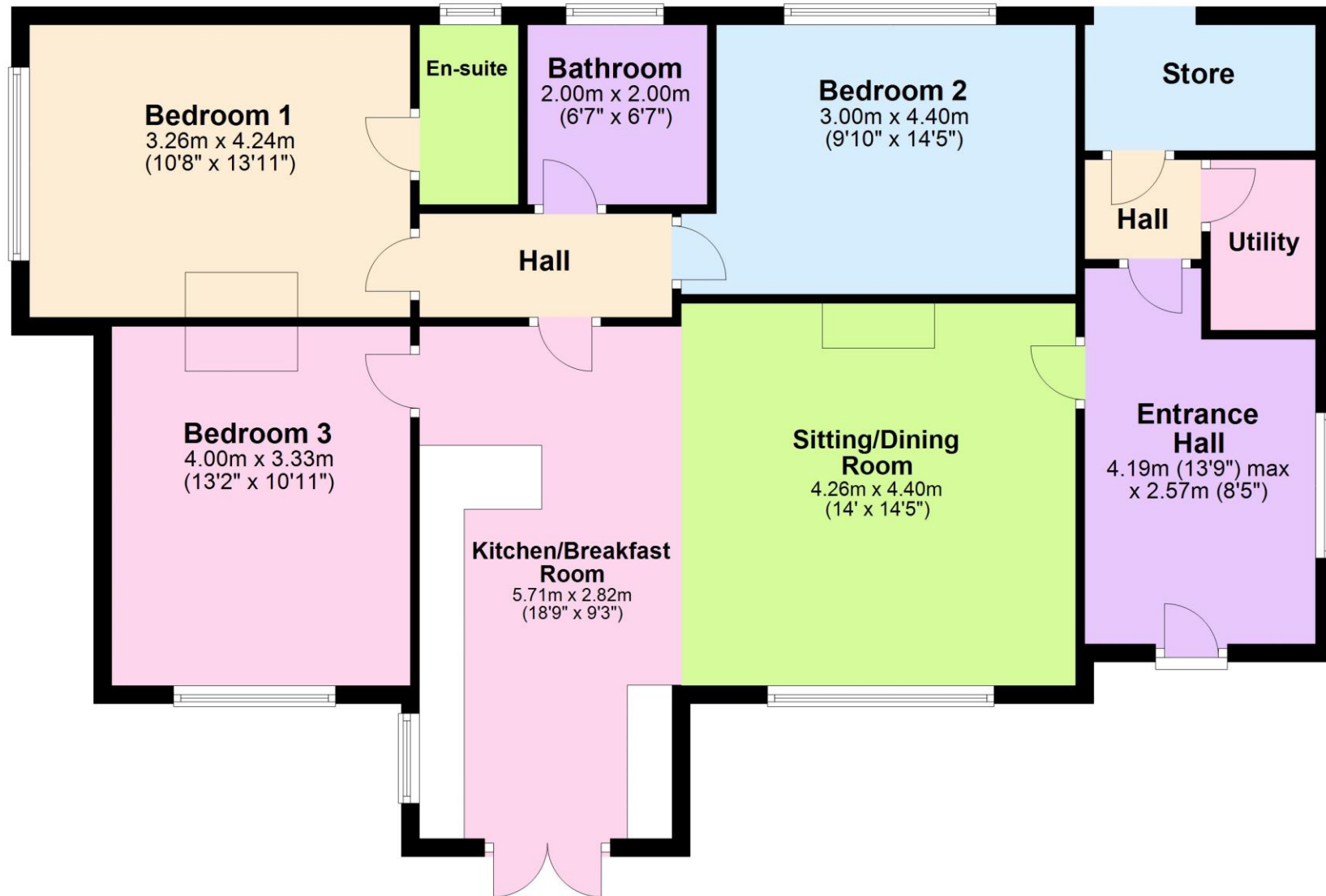
To the rear of the property is a generous garden with large storage shed, raised vegetable beds, a generous patio with the rest of the garden laid to lawn for ease of maintenance.

Services

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

Floor Plan

Approx. 105.3 sq. metres (1133.6 sq. feet)



Total area: approx. 105.3 sq. metres (1133.6 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, turn left at the traffic lights and proceed up Station Road over the railway bridge. Take the first turning right into Manor Road where 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

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