



7 Duncan Road, New Milton, BH25 5AW

£539,950

Mitchells
1963 — TODAY



*7 Duncan Road
New Milton
Hampshire
BH25 5AW*

This impressive three double bedroom detached bungalow is ideally situated a short walk of local shops and schools. The property has gone through an extensive extension and refurbishment program and now offers outstanding accommodation throughout. Features include open plan kitchen/family room, a utility room, a study, a master bedroom with en-suite and walk-in dressing room and garden chalet.

- Kitchen
- Sitting/Dining Room
- Utility Room
- Study
- Internal Hallway
- Three Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Walk-In Dressing Room
- Garden Chalet
- Secluded Garden
- Garage
- Driveway



The Property

The kitchen is fitted with a fantastic range of wall and base units with a contrasting Corian worktop, built in appliances include washing machine, coffee machine, microwave, dishwasher, ceramic one and a half bowl sink with drainer and mixer tap over, recess ceiling spotlights, vaulted ceiling, kitchen island with breakfast bar, Velux window and double casement doors onto the front garden

The kitchen opens through to the sitting/dining room which is a highly impressive room with four Velux windows, floor to ceiling window and double casement doors onto the decking and secluded front south facing garden. There is ample space for a three piece suite, a six to eight seater table and chairs, modern vertical radiators, TV aerial point and a doorway from both the sitting room and the kitchen into the utility area. The utility area again with vaulted ceiling has an area of work surface, wall hung storage unit and space for tumble dryer, coats and shoes and also gives access through to the study

The study houses the electrical consumer unit, the electric meter and has ample space for a desk and chair, with desk level power points and lighting

The internal hallway has two useful storage cupboards, one housing the Gloworm combination boiler and has space and plumbing for Hoover and ironing board etc. the second cupboard is currently shelved out and used as an airing cupboard. There is also a loft hatch, radiator and gives access to all three bedrooms and the family bathroom

The family bathroom is beautifully presented with a laminate style flooring and modern suite comprising of a large panel bath with center mounted mixer tap and handheld shower attachment, wall hung wash hand basin with storage beneath, WC, chrome heated towel rail, part tiled walls and UPVC window

All three bedrooms are fantastic size doubles with the master being a particular feature with ample space for king size bed and additional furniture, large walk-in wardrobe with two hanging rails and ample space for shelving, glazed double casement doors onto the patio and rear garden, and fitted with a single radiator and an en-suite shower room

The en-suite shower room consists of laminate style flooring, chrome heated towel rail, walk-in shower with chrome thermostatic shower attachments, part tiled walls, WC, wash hand basin with storage beneath, mirror fronted medicine cabinet and additional shelving





Gardens & Grounds

To the front of the property is an area of shingle parking and driveway giving access to the single garage and giving ample off-road parking for five to six vehicles or would make ideal storage for boat or caravan.

The rest of the garden is surrounded by high level hedging making it extremely private and secluded with an area of lawn and large area of south facing decking with outside power point and lighting.

The property benefits from hardwired internet and is offered for sale chain free. The rear garden has a large area of lawn and vast patio area making it ideal for outside dining.

The garden is completely private and secluded with high level fencing and trees and there is a rear pedestrian door through to the garage with up and over door to the front.

Also at the rear of the property is a timber garden chalet, recently constructed, and this benefits from power and lighting, laminate style flooring, four double glazed windows and glazed double casement doors. This would make an additional outside office or guest bedroom subject to any conditions.

Services

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating C

Ground Floor

Approx. 129.5 sq. metres (1394.2 sq. feet)



Total area: approx. 149.0 sq. metres (1603.5 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.

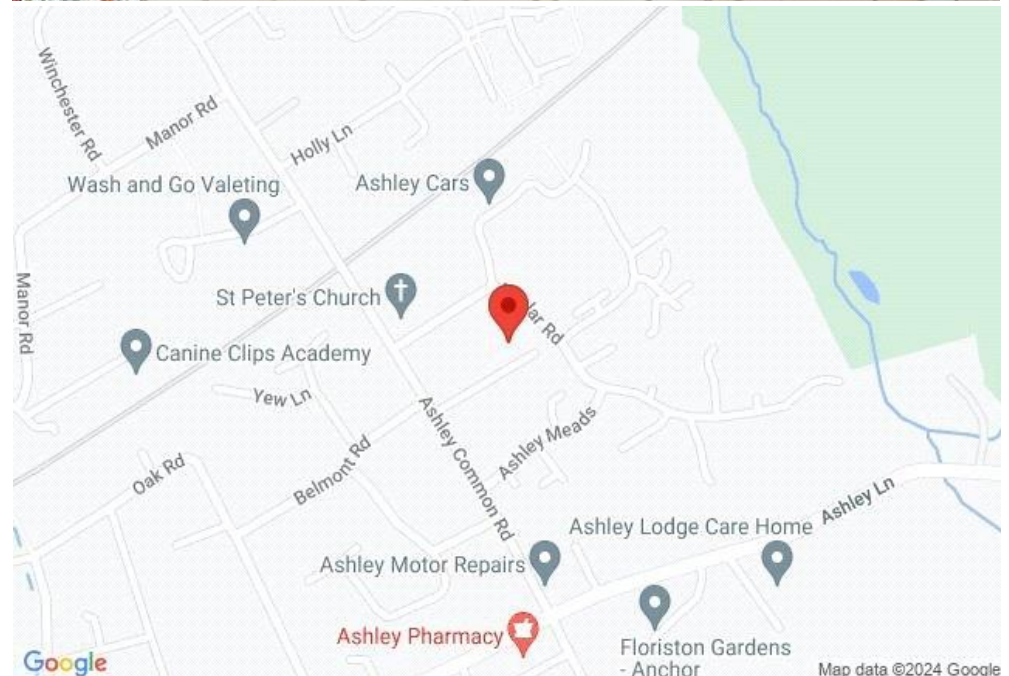
Plan produced using PlanUp.

Situation

Ashley is a small village located to the east of the thriving market town of New Milton and benefits from both Infant and Junior schools rated 'Good' by Ofsted, a wide range of sports clubs including the excellent rugby club, a small supermarket and is within easy reach of the 92,000 acres of the beautiful New Forest National Park. With the mainline railway station at New Milton, the cliff top and beach at Barton on Sea, Barton golf club offering 27 holes of links style golf, quality eateries including Pebble Beach on the cliff top Ashley remains popular for both families and retirees.

Directions

From Mitchells proceed straight across the traffic lights onto Ashley Road. Continue through the second set of traffic lights and continue for approximately three quarters of a mile. Upon reaching the traffic lights at Ashley, turn left into Ashley Common Road. At the T-Junction continue straight across, taking the first turning right into Duncan Road where the property will be found near the end 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

