



*3 Ubsdell Close, New Milton, BH25 5NW*

£425,000

**Mitchells**  
1963 — TODAY



*3 Ubsdell Close  
New Milton  
Hampshire  
BH25 5NW*

A superbly positioned and modern three bedroom house situated in a small and popular development built by McApline Homes approximately twenty years ago opposite Ballard Lake and within easy walking distance of New Milton town centre and the mainline railway station. The property has been well maintained throughout and particular features include an en-suite shower room to the master bedroom, a ground floor cloakroom, a good sized kitchen/breakfast room and a landscaped garden to the rear enjoying a sunny aspect.

- Entrance Hall
- Cloakroom
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Landing
- Three Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Two Allocated Parking Spaces
- Landscaped Gardens



## The Property

Entrance hall with stairs to the first floor and double glazed front door

Lovely sitting/dining room with an attractive outlook over the rear garden and double glazed sliding doors onto the patio, a handsome timber fire surround with stone backing and hearth and useful large under stairs storage cupboard

Modern kitchen/breakfast room fitted with a range of timber effect units with a contrasting worktop and an inset sink unit with mixer tap over, wall mounted Baxi gas fired boiler, integrated AEG double electric oven, gas hob and extractor, integrated fridge and separate freezer, space for washing machine, tiled flooring, recess ceiling spotlights, an outlook to the front and room for a breakfast table

Ground floor cloakroom fitted with a white suite comprising a WC and hand basin

Landing with trap to the roof space with pull down ladder and airing cupboard

Three first floor bedrooms, two of which have built in wardrobes with the master bedroom benefitting from a lovely outlook and an en-suite shower room comprising a fully tiled shower cubicle, WC and wash basin

Family bathroom fitted with a modern white suite comprising of a timber panel bath, wash basin and WC

UPVC double glazing and gas fired central heating





## *Gardens & Grounds*

There is a small area of garden to the front laid mainly to shingle for ease of maintenance with a paved pathway. There is a useful area to the side again laid mainly to shingle and ideal for off-road parking or storage, if required, and subject to any necessary permission.

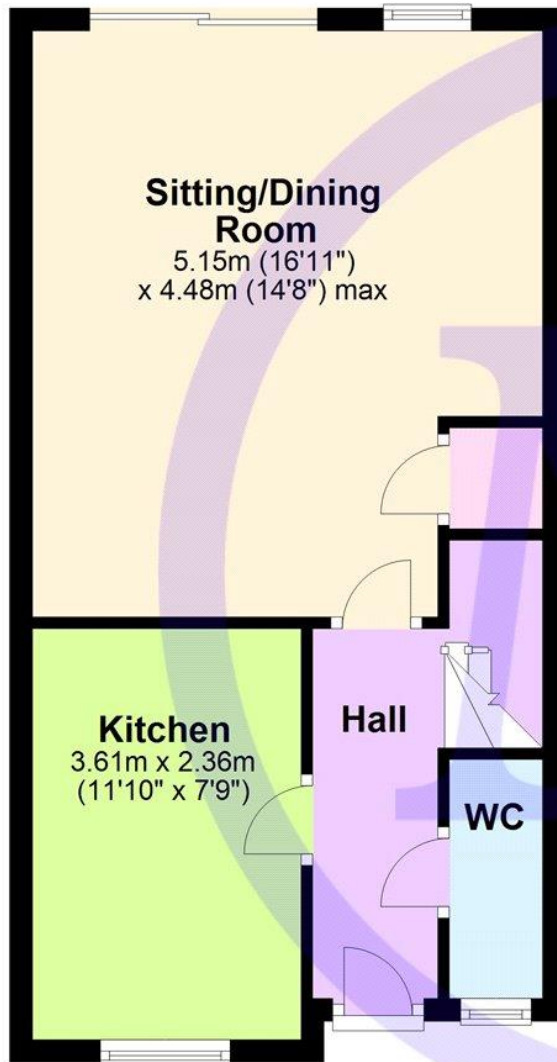
The rear gardens are a particular feature of the property having an area of textured paved patio adjoining the patio doors and steps up to a raised lawn with colourful flower and shrub borders, a timber garden shed and a sunny aspect.

## *Services*

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

## Ground Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



**Sitting/Dining Room**  
5.15m (16'11")  
x 4.48m (14'8") max

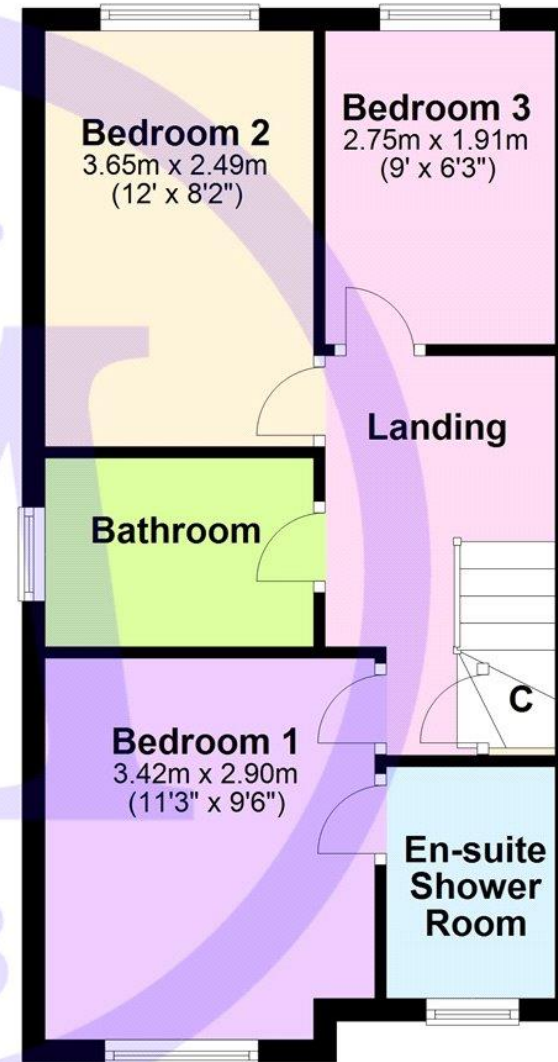
**Kitchen**  
3.61m x 2.36m  
(11'10" x 7'9")

**Hall**

**WC**

## First Floor

Approx. 39.3 sq. metres (423.5 sq. feet)



**Bedroom 2**  
3.65m x 2.49m  
(12' x 8'2")

**Bedroom 3**  
2.75m x 1.91m  
(9' x 6'3")

**Landing**

**Bathroom**

**Bedroom 1**  
3.42m x 2.90m  
(11'3" x 9'6")

**En-suite Shower Room**

'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.

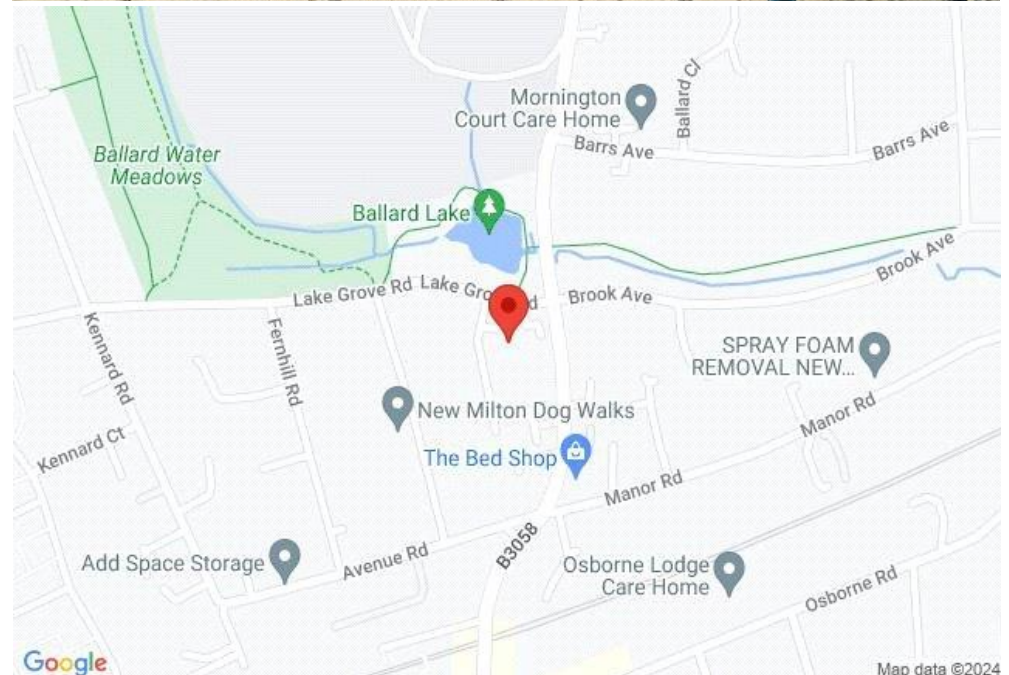
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## Situation

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 over the railway bridge. Take the second turning left into Lake Grove Road, left into Ubsdell Close where the property will be found on the left hand side.





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