

1 Whitley Way, New Milton, BH25 5ET £525,000

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1 Whitley Way
New Milton
Hampshire
BH25 5ET

This lovely three double-bedroom detached bungalow is ideally situated in a quiet cul-de-sac within walking distance of New Milton town centre and Ballard Lake. The property offers bright, modern accommodation, with features including a fantastic L-shaped sitting/dining room, a recently refitted kitchen, a generous conservatory, and a secluded south west facing garden.

- Entrance Porch & Hall
- Sitting/Dining Room
- Conservatory
- Kitchen
- Three Double Bedrooms
- Family Bathroom
- Separate Cloakroom
- Secluded Garden
- Driveway
- Garage





The Property

Entrance porch with an attractive arch to the front, tiled flooring, and a glazed UPVC door leading through to the entrance hall.

Entrance hall with timber effect flooring, central heating controls, recessed ceiling spotlights, a coats cupboard, and a pull down hatch to the loft space.

L-shaped sitting/dining room featuring a fireplace with a timber surround and an inset electric fire, a TV aerial point, a solar tube, and double casement doors leading through to the conservatory.

The conservatory is constructed with floor to ceiling UPVC double glazed windows, double casement doors leading out to the rear garden, a polycarbonate roof, a wall mounted TV aerial point, a large double radiator, and built-in blinds.

The kitchen has been recently refitted with a fantastic range of shaker style wall and base units, a contrasting stone effect worktop, a one and a half bowl sink with a mixer tap over and drainer, a tiled splashback, recessed ceiling spotlights, a solar tube, a UPVC window, and a UPVC door leading out to the carport. There is also space and plumbing for a washing machine and a tall freestanding fridge/freezer. Integrated appliances include an eye level AEG double oven, a four burner AEG induction hob, and an extractor fan over.

Family bathroom with a white suite comprising a panelled bath with a mixer tap over and handheld shower attachment, a WC, a wash hand basin with a mixer tap over and storage beneath, a walk-in shower with thermostatic shower attachments and a glass shower door, tiled flooring, part tiled walls, and an airing cupboard with a radiator.

Separate cloakroom with a WC, a wash hand basin with a mixer tap over and storage beneath, a tiled splashback, and a UPVC window.

Three generous double bedrooms, all benefiting from built-in storage, with the master bedroom enjoying an outlook over the rear garden. Bedroom three has a bright double aspect, a glazed door leading out to the rear garden, and is currently used as a home office.

















Gardens & Grounds

To the front of the property, the garden has been laid to shingle for ease of maintenance, with a driveway providing off road parking for approximately two vehicles, a large carport, and an outside tap.

The rear garden enjoys a bright, sunny, secluded south westerly aspect, with high level fencing and planting making it extremely private and secluded.

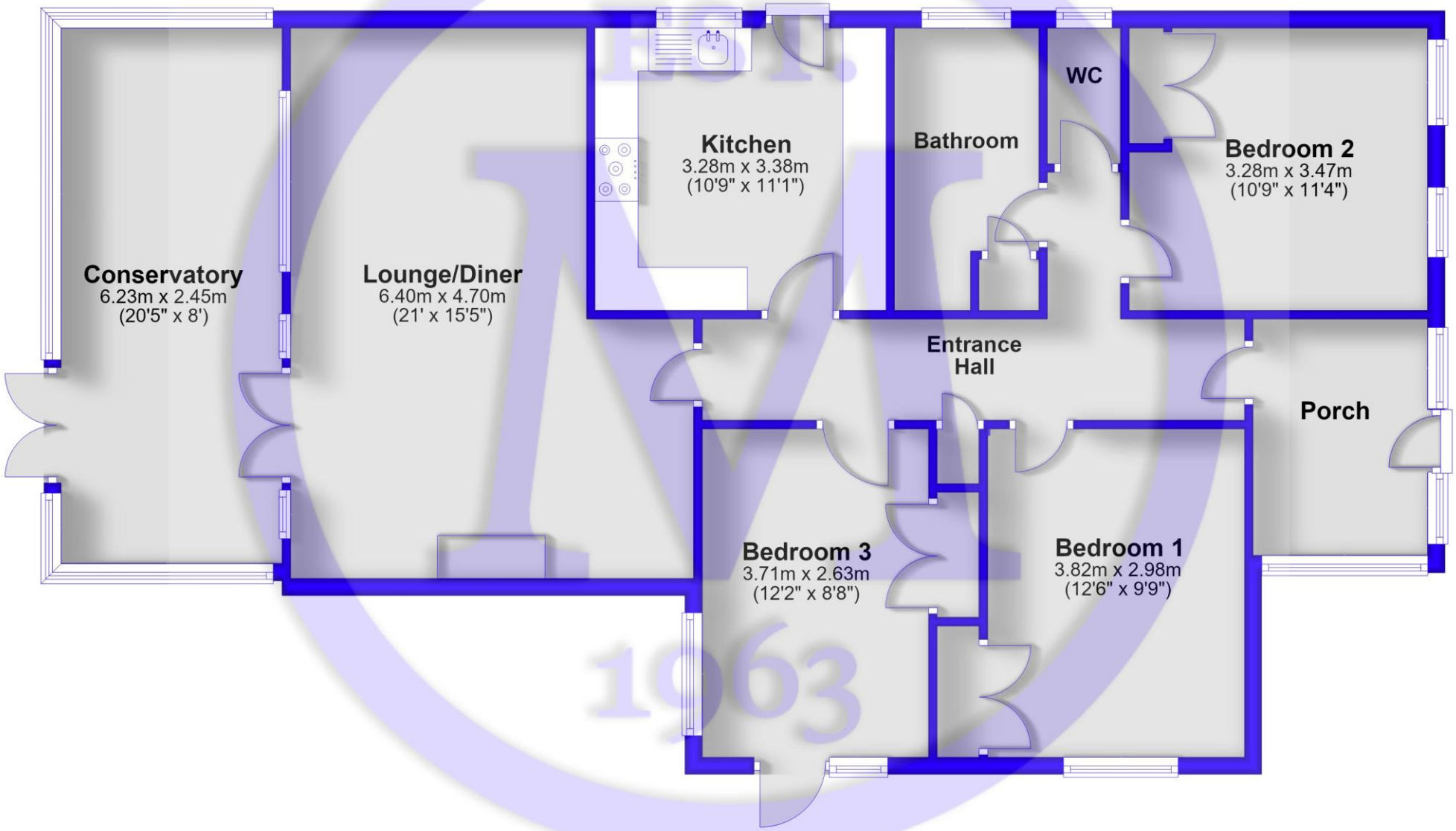
The garden has been hard landscaped for ease of maintenance, with raised borders, mature and colourful planting, and a storage shed. There is also a single garage with a pitched tiled roof, an up and over door, power, lighting, and a pedestrian door to the rear.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: E
- Energy Performance Rating: To be confirmed

Floor Plan

Approx. 113.7 sq. metres (1223.5 sq. feet)



Total area: approx. 113.7 sq. metres (1223.5 sq. feet)

Situation

New Milton is a thriving market town on the western edge of Hampshire, just moments from the Solent coastline.

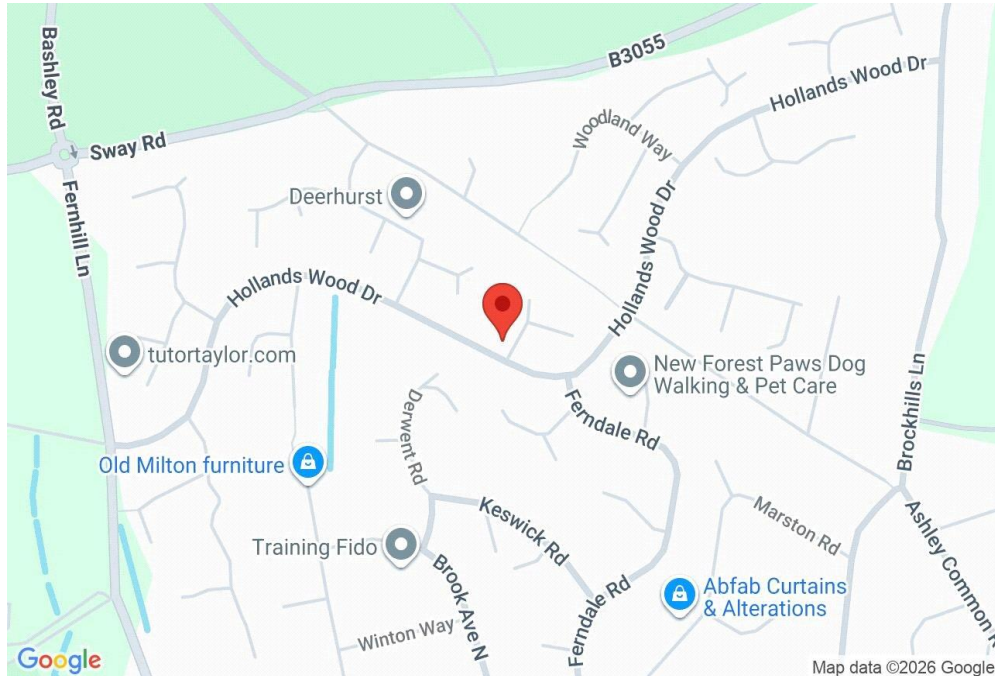
With views across Christchurch Bay towards the Isle of Wight and miles of scenic coastal walks, it's a popular place to enjoy the outdoors.

The town has a mainline railway station with direct services to London Waterloo in under two hours, making it a convenient choice for commuters.

Alongside a good selection of state and independent schools, New Milton is home to a 27-hole links-style golf course and the renowned Chewton Glen Hotel.

Combining coastal scenery with excellent amenities and transport links, it's an appealing place to live.







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