



*11 Norris Gardens, New Milton, BH25 6NU*

£320,000

**Mitchells**  
1963 — TODAY





*11 Norris Gardens  
New Milton  
Hampshire  
BH25 6NU*

A spacious mid-terrace family house situated in a peaceful yet convenient location and offering three double bedrooms making an ideal family home or buy to let investment. Features of the property include an integral garage which could be converted into further accommodation, if required, a large sitting/dining room, a ground floor cloakroom and the property is offered with no forward chain.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Landing
- Three Bedrooms
- Bathroom
- Driveway
- Integral Garage
- Landscaped Gardens





## The Property

Entrance hall with UPVC double glazed front door, stairs to the first floor and understairs storage cupboard.

Superb large sitting/dining room with fireplace and gas point, a large picture window overlooking the garden and sliding doors onto the patio.

Good sized kitchen fitted with an excellent range of built in units with light timber effect worktops and an inset one and a half bowl sink unit with mixer tap over, integrated electric oven, four burner gas hob, space for fridge and separate freezer, tiled flooring and UPVC double glazed door leading through to the useful covered porch area which could be used as a separate utility room, if required.

Ground floor cloakroom fitted with a white suite.

First floor landing with trap to the roof space and boiler cupboard housing a wall mounted Worcester gas fired boiler.

Three double bedrooms, one with two built in storage cupboards.

Spacious bathroom comprising a panel bath, wash basin, WC, Triton shower over the bath, part tiled walls and a chrome ladder style heated towel rail.





## *Gardens & Grounds*

The front garden is laid mainly to textured paving providing off-road parking with mature hedging, an integral garage with up and over door, power and light.

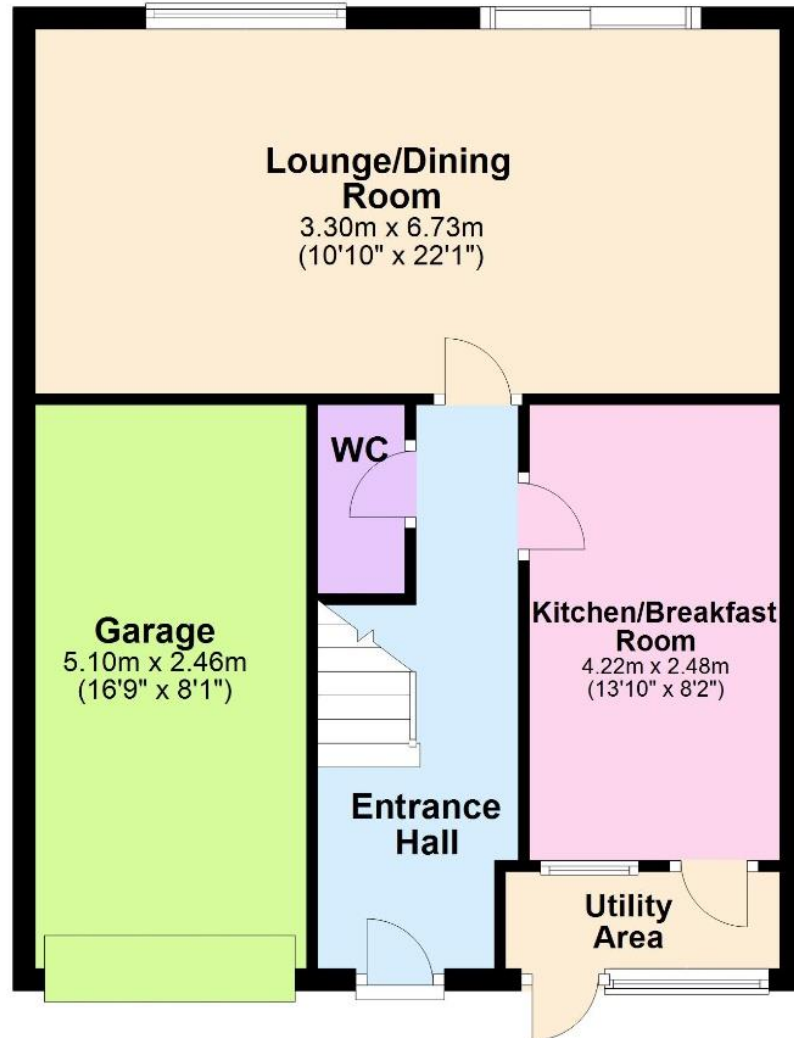
The rear garden is again laid mainly to textured paved patio with flower and shrub borders and enjoys a good degree of privacy.

## *Services*

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

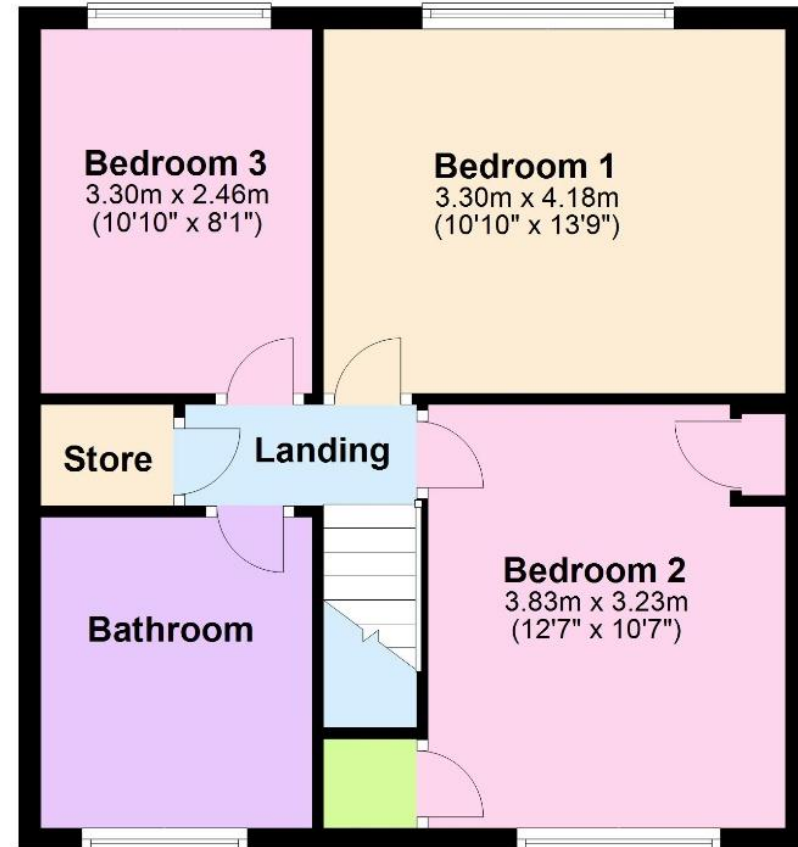
## Ground Floor

Approx. 57.9 sq. metres (623.1 sq. feet)



## First Floor

Approx. 48.7 sq. metres (523.8 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.

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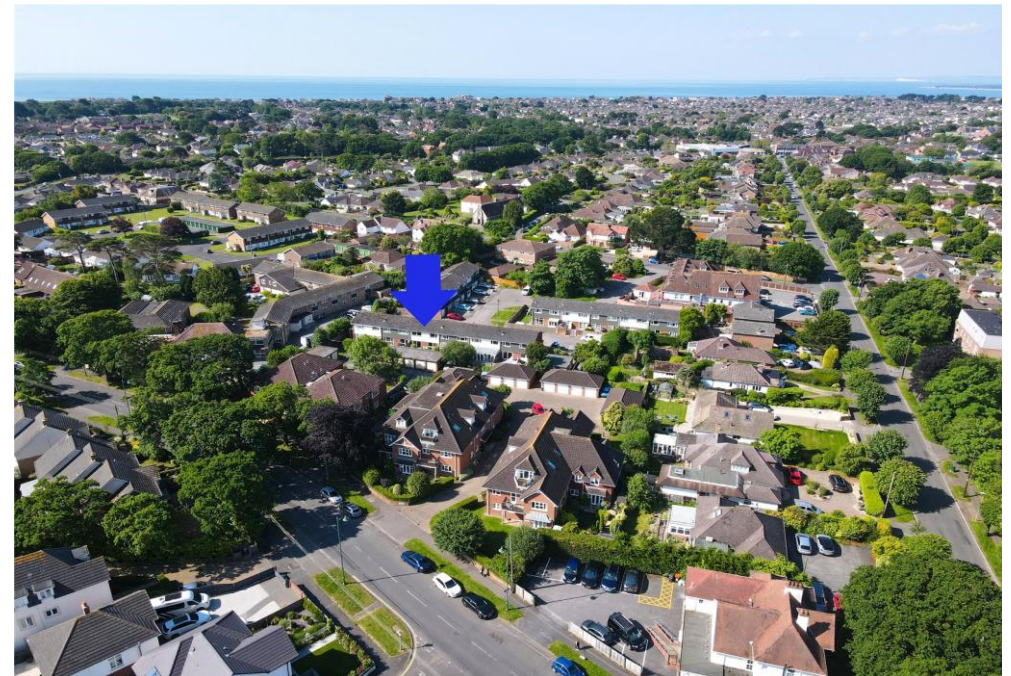


## Situation

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 right at the traffic lights and proceed down Station Road. Take the second right into Barton Court Road, first left into Mount Avenue, immediately left into Norris Gardens, bear to the left and the property will be found on your right hand side.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

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