



4 Albert Road, New Milton, BH25 6SP

£659,950

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*4 Albert Road
New Milton
Hampshire
BH25 6SP*

This fantastic and beautifully presented three/four bedroom detached house is ideally situated a short walk of New Milton town centre and the local schools. The property has been modernised in recent years and is now presented in outstanding condition throughout. Features of the property include a fantastic open plan kitchen/living area, a separate living room, a ground floor cloakroom, a master bedroom with luxury en-suite and dressing room, a garden office and beautifully landscaped gardens.

- Entrance Hall
- Ground Floor Cloakroom
- Living Room/Bedroom Four
- Sitting Room
- Dining Area
- Kitchen/Breakfast Room
- Garden Room
- Three Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Dressing Room
- Garage
- Outside Office
- Driveway
- Landscaped & Secluded Gardens



The Property

Entrance hall with stairs to first floor, tiled flooring, useful storage cupboard, radiator, coat hooks, recess ceiling spot lights and central heating controls

The ground floor cloakroom has been beautifully finished with WC with hidden cistern, wall hung wash hand basin with mixer tap over and storage under, radiator and UPVC window

A separate living room (or could be ground floor bedroom four) has hard wood flooring, recess ceiling spot lights, an inset living flame gas fire, a wall mounted TV point, bay window with attractive outlook to the front and space for two generous sofas

Kitchen/family area. The kitchen is fitted with a fantastic range of cream shaker style wall and base units with granite and timber worktop, four burner induction hob with extractor fan over, eye level Bosch double oven, stainless steel sink with mixer tap over, drainer and Quooker hot water tap, filtered water and integrated dishwasher. The kitchen opens through to the sitting/dining room with the dining area having ample space for an eight seater table and chairs, a continuation of the tiled flooring, modern vertical radiators, wood burning stove, uplighters and archway through to garden room. This is a particular feature of the property with double casement doors onto the patio, underfloor heating, wall mounted TV point, uplighters, ceiling lantern and enjoys a stunning view over the patio and rear garden.

On the first floor landing is a hatch to roof space with drop down ladder and large UPVC window. There is also a range of built in cupboards

The master bedroom is a fantastic feature of the property with ample space for double bed, bedside cabinets and wardrobes, has a feature fireplace, a wall mounted TV point and benefits from a dressing room and luxury en-suite shower room

The en-suite comprises tiled flooring, part tiled walls and high specification fittings including WC with hidden cistern, large walk-in shower cubicle with glass shower screen, thermostatic shower attachment, rain style shower head and wash hand basin with mixer tap over, storage beneath and wall mounted heated towel rail

The dressing room has been beautifully fitted out with a great range of hanging and storage and built in chest of drawers, recess ceiling spot lights and tiled flooring

Bedroom two and three are situated at the rear of the property with an outlook over the rear garden. Bedroom two is a great sized double with ample space for king size bed, wardrobes and UPVC window. Bedroom three is also a double bedroom with ample space for double bed, bedside cabinets and again benefits from built in wardrobes.

The luxury family bathroom is fitted to an extremely high standard with walk-in double shower cubicle with thermostatic shower attachment, large wash hand basin with mixer tap over and storage beneath, WC, heated towel rail, tiled flooring, part tiled walls and airing cupboard housing the pressurized hot water cylinder and slatted shelves for storage

The property must be viewed to be fully appreciated





Gardens & Grounds

The rear garden is beautifully landscaped with large patio area giving access to the tandem garage, outside shower, large area of lawn with borders containing mature shrubs and trees, a storage shed, raised flower bed and log store and a further area of patio adjoining the office/bar. The outside office is an insulated room with electric heating, power and lighting, recess ceiling spotlights and TV aerial point. There is a doorway through to a further area currently used as a bar and garden room with vaulted ceiling, double casement doors onto the patio, TV aerial point, power and lighting. This has potential for Air BnB or annex with any necessary permissions.

To the front of the property is a gravel driveway giving ample off road parking for four to five vehicles and giving access to the tandem garage with roller door, pitched tiled roof, power and lighting.



Services

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

Ground Floor

Approx. 72.4 sq. metres (779.7 sq. feet)



First Floor

Approx. 60.4 sq. metres (649.9 sq. feet)



Total area: approx. 132.8 sq. metres (1429.7 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 proceed along Old Milton Road, at the roundabout continue straight across, turning immediately right into Gore Road, take the third turning right into Albert Road, where the property will be seen on the right hand side.





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