



34 Derwent Road, New Milton, BH25 5HY

£370,000

Mitchells
1963 — TODAY



*34 Derwent Road
New Milton
Hampshire
BH25 5HY*

A well-positioned four bedroom end of terrace house situated in a popular and peaceful residential position within easy reach of New Milton town centre and the open forest of The New Forest National Park. Other features of the property include a good sized modern kitchen/dining room, off road parking, a ground floor cloakroom, a private garden and a timber garden chalet suitable for a variety of purposes.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Landing
- Four Bedrooms
- Family Bathroom
- Off Road Parking
- Garage
- Private Gardens



The Property

Entrance hall with UPVC double glazed front door.

Ground floor cloakroom fitted with a white suite.

Good sized sitting room with attractive karndeian timber effect flooring and an outlook to the front.

Superb large kitchen/dining room with the kitchen area fitted with a range of modern white wall and base units with soft closing drawers and doors and a stone effect worktop with an inset sink unit with mixer tap over, attractive wall tiling, integrated double electric oven, microwave, gas hob and extractor, space and plumbing for washing machine, integrated dishwasher, wall mounted Baxi gas fired boiler concealed in cupboard, tile effect flooring, recess ceiling spotlights, ample room for dining table, large understairs storage cupboard and twin UPVC double glazed casement doors onto the patio and rear garden.

First floor landing with trap to the roof space and storage cupboard.

Four first floor bedrooms.

Family bathroom fitted with a white suite comprising a panel bath with a mixer tap and shower attachment over, wash basin with storage beneath, WC, chrome ladder style heated towel rail and attractive wall tiling.





Gardens & Grounds

The front garden has a double width driveway providing off road parking for two vehicles with the remainder laid mainly to lawn.

Adjoining the rear of the property is an area of textured paved patio with the remainder laid mainly to lawn with mature borders, a timber gate providing side access, a large timber garden chalet measuring 3.84m x 2.34m, suitable for a variety of purposes with power and light.

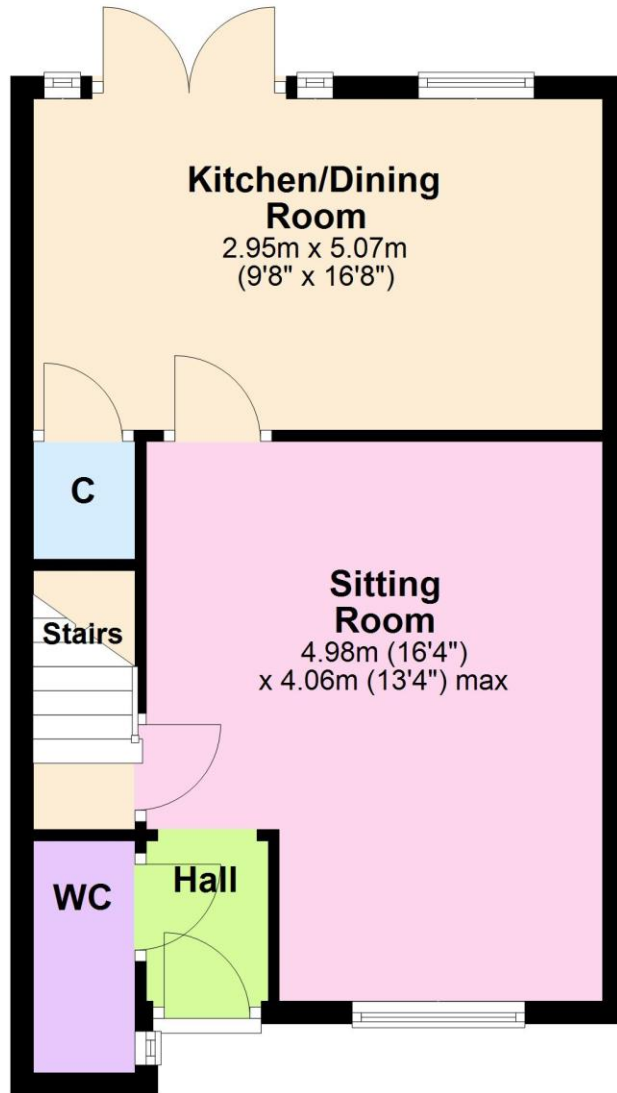
The property also benefits from a garage in a nearby block.

Services

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

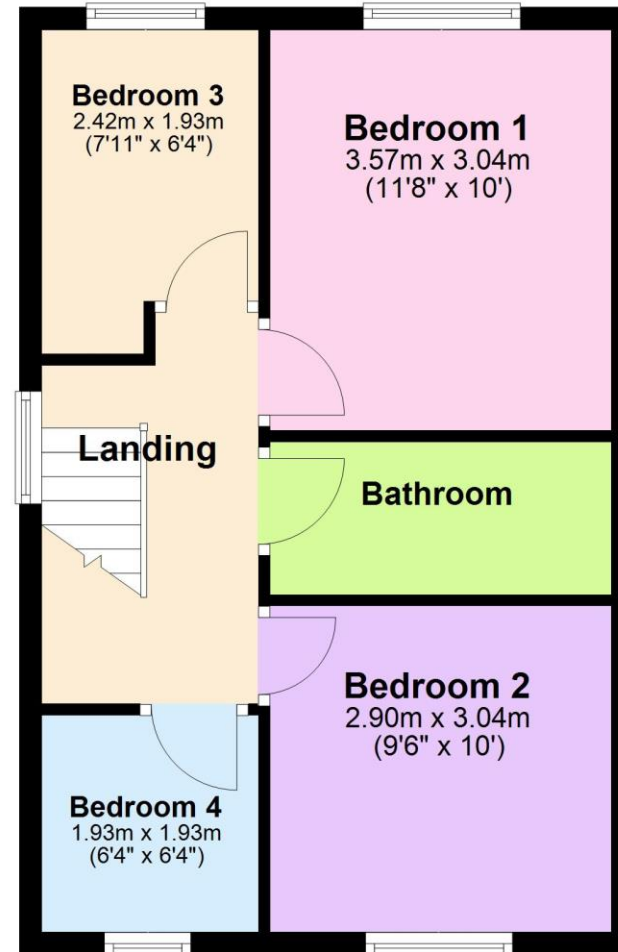
Ground Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.8 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.

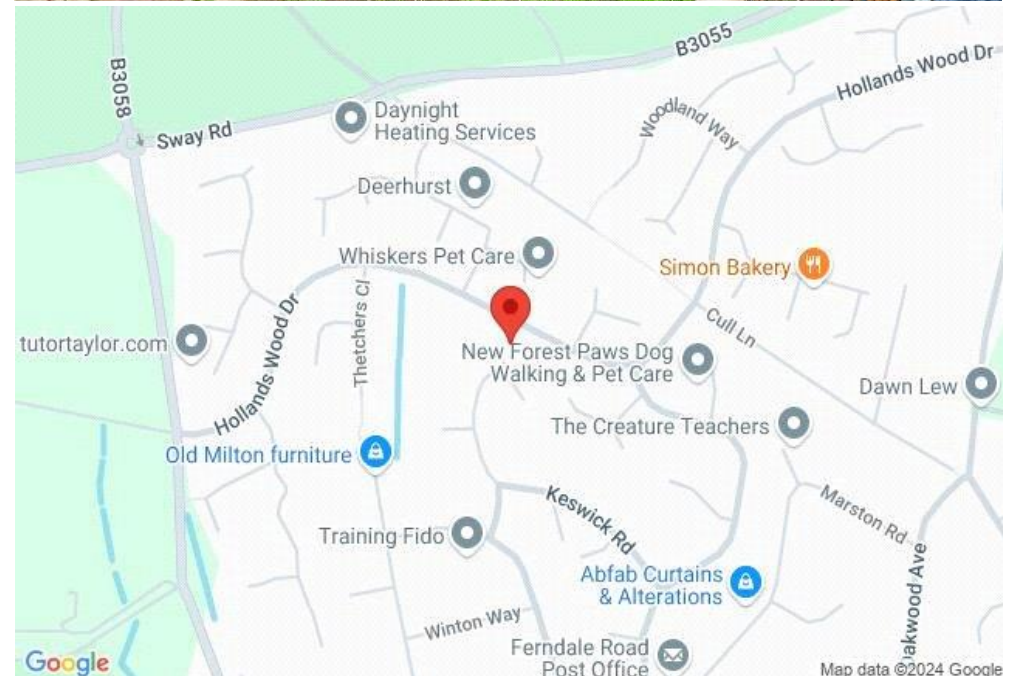
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Situation

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 left at the traffic lights and proceed over the railway bridge. Take the second turning right into Brook Avenue. At the end bear left into Brook Avenue North. Take the second turning right into Derwent Road where the property will be seen ahead of you.





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