



71 Ferndale Road, New Milton, BH25 5DP

£475,000

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*71 Ferndale Road
New Milton
Hampshire
BH25 5DP*

A superb recently modernised and extended three double bedroom detached bungalow set on an easily managed plot in a popular residential location within easy reach of local shops. Other features of the property include a lovely modern kitchen, a luxury ensuite shower room to the master bedroom, an impressive double aspect dining room, a sunny aspect to the rear and an internal viewing is strongly recommended to fully appreciate the size of the property.

- Entrance Hall
- Kitchen
- Living Area
- Dining Area
- Three Double Bedrooms
- Bathroom
- Ensuite Shower Room
- Garage
- Off Road Parking
- Private Gardens



The Property

Entrance hall with a UPVC double glazed front door.

Lovely sitting area with a wide arch leading through to the large separate dining area which benefits from a double aspect, has attractive timber effect flooring, recess ceiling spotlights, a utility cupboard with space for a washing machine and tumble dryer and bifold doors onto the patio and rear garden.

Kitchen area fitted with a range of modern oak effect wall and base units with a contrasting light worktop with an inset sink unit with a mixer tap over, integrated electric oven, touch control hob and extractor, integrated fridge and separate freezer, part tiled walls, attractive timber effect flooring, wall mounted Baxi gas fired boiler concealed in cupboard and a UPVC double glazed window providing an outlook to the front.

Three double bedrooms with the large master bedroom benefitting from a luxury ensuite shower room comprising a fully tiled corner shower cubicle with thermostatic control shower, wash basin with storage beneath, WC, chrome ladder style heated towel rail, recess ceiling spotlights and an extractor fan.

Part tiled bathroom fitted with a white suite comprising a panel bath with an independent shower over and glass shower screen, wash basin with storage beneath, WC, chrome ladder style heated towel rail, tiled flooring, recess ceiling spotlights, extractor fan and airing cupboard.





Gardens & Grounds

The property sits on an easily maintained corner plot with the front garden laid mainly to shingle with mature flowers and shrubs. A paved pathway extends along one side of the property.

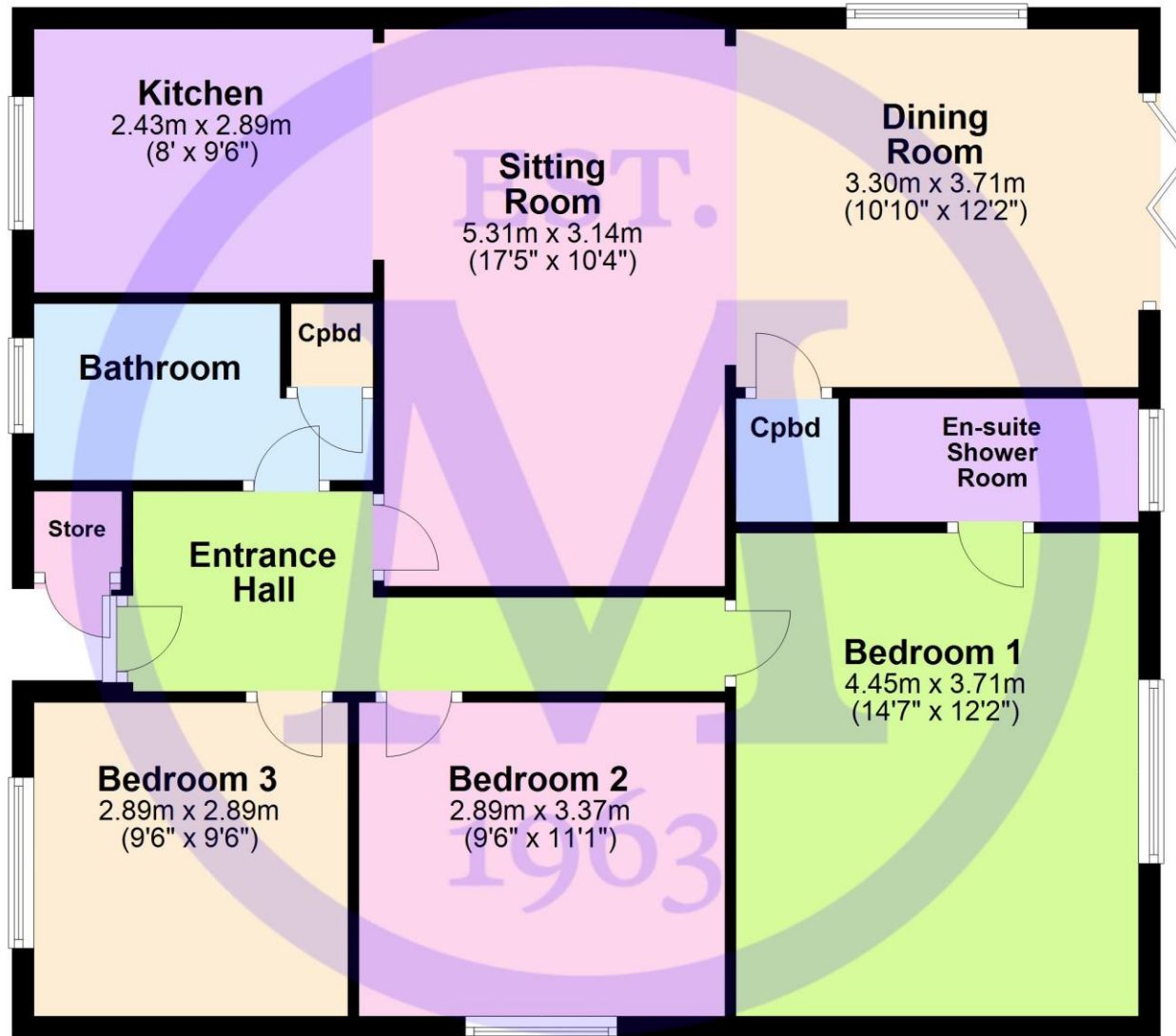
The rear garden is accessed via a timber gate. Adjoining the rear of the property is an area of textured paved patio, a small area of lawn benefitting from a sunny southern aspect, has a single garage with a pitched roof, an up and over door and further off road parking to the front.

Services

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

Floor Plan

Approx. 91.3 sq. metres (983.2 sq. feet)



Total area: approx. 91.3 sq. metres (983.2 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.'

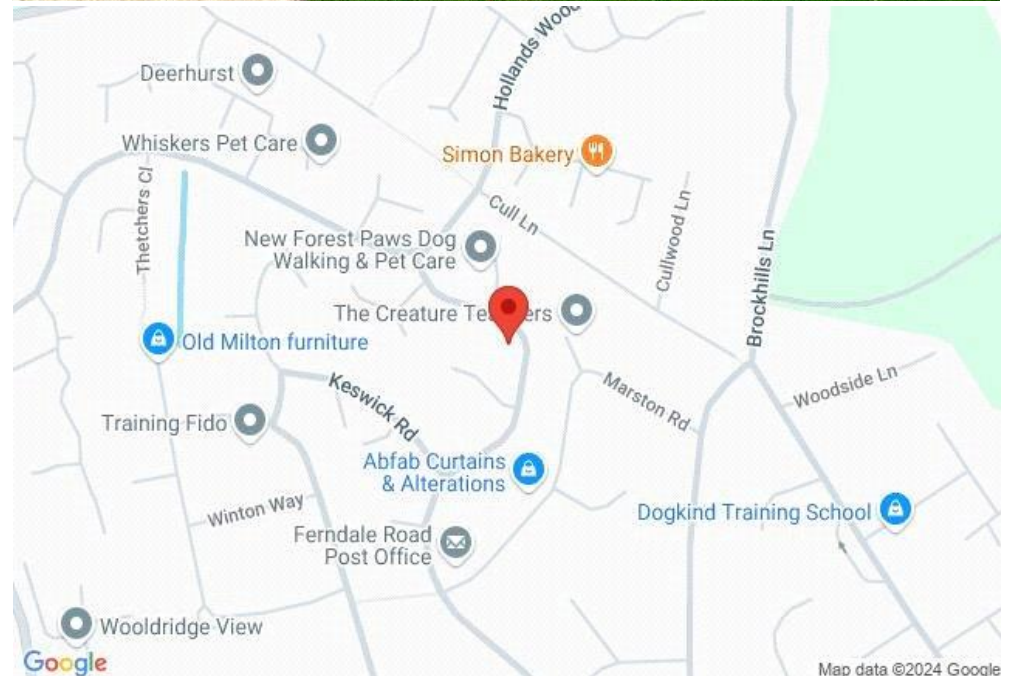
Plan produced using PlanUp.

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 turn left at the traffic lights and proceed over the railway bridge. Take the fifth turning right into Hollands Wood Drive and the third right into Ferndale Road where the property will be seen after a short distance on the right hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

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

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