



62 Ferndale Road, New Milton, BH25 5EY

£565,000

Mitchells
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*62 Ferndale Road
New Milton
Hampshire
BH25 5EY*

An immaculately presented and surprisingly spacious four bedroom detached family house situated in an excellent position within walking distance of local shops and within easy reach of New Milton town centre, Barton on Sea clifftop and beach and the open forest of the New Forest National Park. This excellent family home benefits from a lovely modern kitchen, a large sitting room, a superb dining/family room, an en-suite shower room to the master bedroom, excellent decorative order throughout and a lovely private garden to the rear. An internal viewing is strongly recommended to fully appreciate both the size and quality of the property.

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



The Property

Entrance hall with attractive tiled flooring, stairs to first floor, UPVC double glazed front door and a useful understairs storage cupboard

Superb large sitting room with attractive oak flooring, a double aspect, feature built in book shelving, timber fire surround with a marble backing and hearth, an electric flame effect fire and a matching timber frames mirror over

Superb dining/family room with attractive tiled flooring, part polycarbonate roof providing an abundance of light, a lovely outlook over the rear garden, twin casement doors onto the patio, ample room for a large dining table and additional seating

Lovely modern kitchen fitted with a range of white wall and base units with soft closing drawers and doors and a contrasting timber effect worktop with an inset one and a half bowl sink unit with a mixer tap over, integrated Bosch electric oven, combination oven, four burner gas hob, extractor, dishwasher and washing machine, space for a tall fridge freezer, a lovely outlook over the rear garden, part tiled walls, tiled flooring, under cupboard lighting and a wall mounted Worcester gas fired boiler concealed in cupboard

Ground floor cloakroom fitted with a white suite comprising a WC, corner hand basin, tiled flooring, useful storage and a UPVC double glazed window

First floor landing with trap to roof space, airing cupboard and further storage cupboard

Four bedrooms, two of which have built in wardrobes and the main bedroom benefits from a fully tiled en-suite shower room fitted with a white suite comprising a shower cubicle with thermostatic control shower, wash basin with storage beneath, WC, tiled flooring, recess ceiling spotlights and an extractor fan

Family bathroom fitted with a modern white suite comprising a panel bath with mixer tap and shower attachment over, wash basin, WC, chrome ladder style heated towel rail, fully tiled walls, tiled flooring and a UPVC double glazed window

Excellent decorative order throughout

Vendor suited

Internal inspection advised





Gardens & Grounds

The property sits on a well maintained plot with the front garden having a block paviour driveway providing off road parking for three vehicles with the remainder laid mainly to decorative slate with a low brick wall dividing from the road.

The attached garage has an up and over door, power and light and a personal door through to the main property.

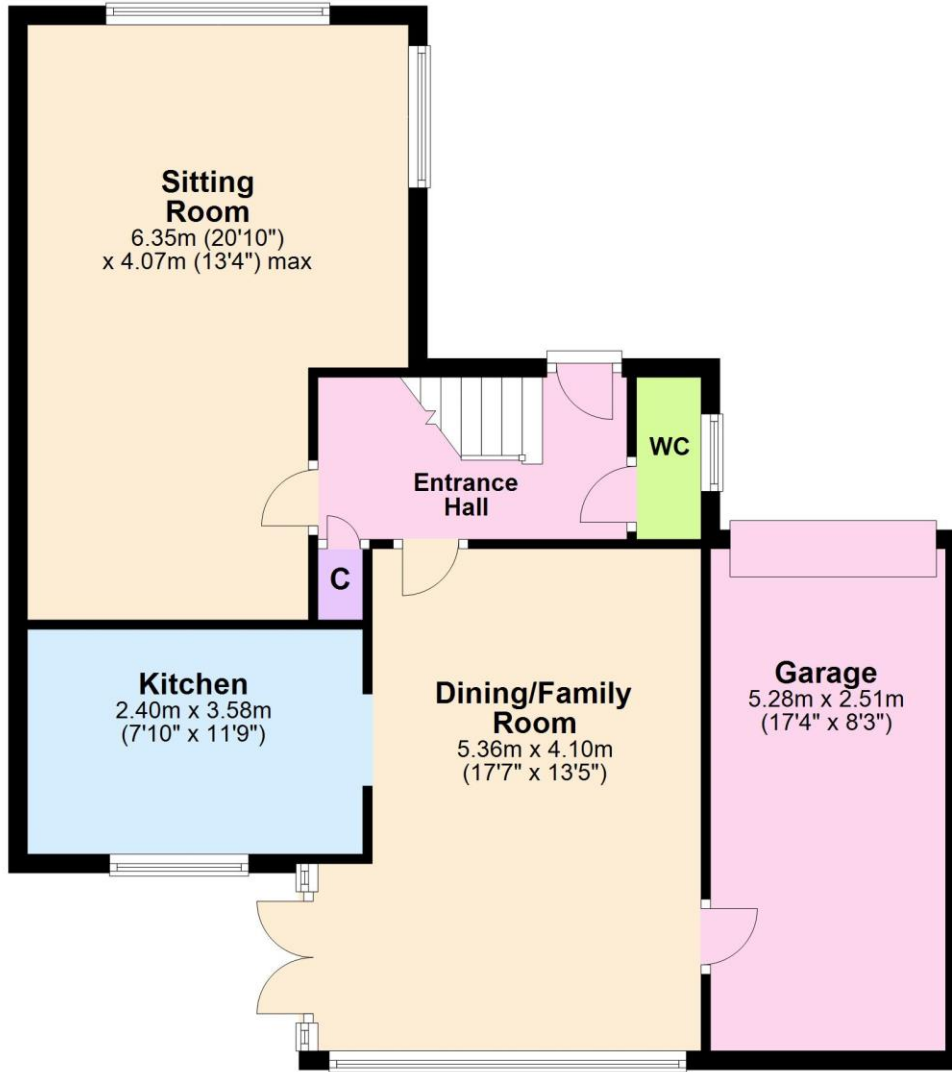
The rear garden is a particular feature having a good sized area of textured paved patio adjoining the rear of the property with the remainder laid to two areas of well kept lawn, decorative brick edging, a timber garden shed and high level mature hedging providing a good degree of privacy.

Services

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

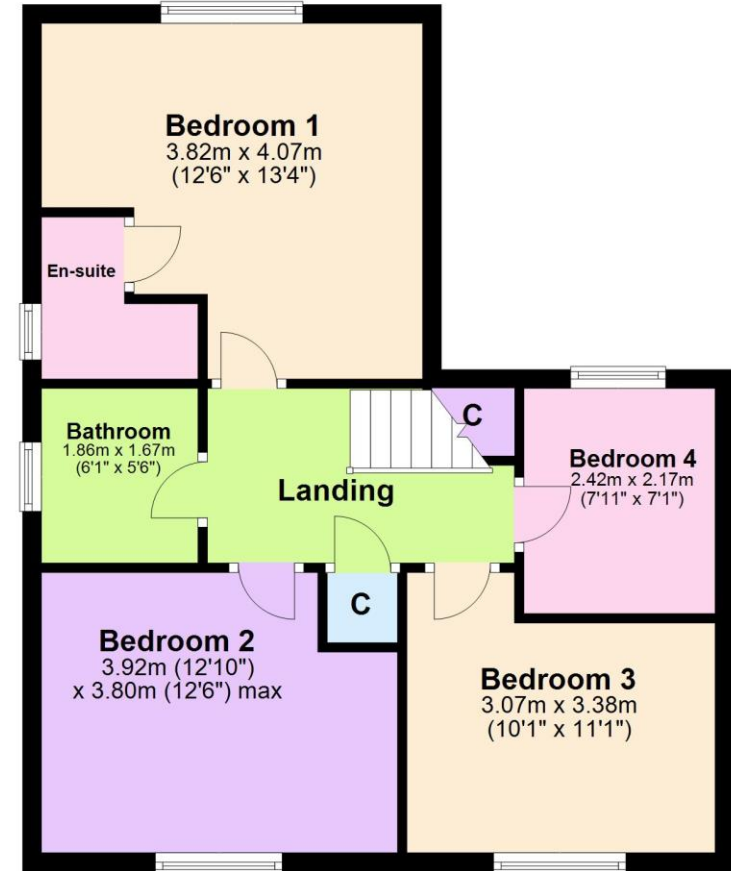
Ground Floor

Approx. 74.3 sq. metres (799.5 sq. feet)



First Floor

Approx. 53.8 sq. metres (578.7 sq. feet)



Total area: approx. 128.0 sq. metres (1378.3 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

Hordle is a small village well situated mid-way between the Georgian town of Lymington and the bustling town of New Milton. It benefits from an Ofsted rated 'Outstanding' primary school and excellent facilities including a pharmacy, a Co-Op, a village pub and a sports ground. With the mainline railway station at New Milton, the attractive town quay at Lymington, good quality eateries including the Royal Oak at nearby Downton, the open forest of the New Forest National Park and Barton on Sea cliff top and beach Hordle is a great choice for your new home.

Directions

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





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