



14 Deerleap Way, New Milton, BH25 5EU

£529,950

Mitchells
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*14 Deerleap Way
New Milton
Hampshire
BH25 5EU*

This lovely three double bedroom house is situated walking distance of both Ballard Lake and New Milton town centre. The property offers bright and spacious accommodation with features including a through sitting/dining room, a ground floor study, a utility room, a master bedroom with an en-suite and a secluded garden.

- Entrance Porch
- Entrance Hall
- Study
- Ground Floor Cloakroom
- Kitchen
- Utility Room
- Conservatory
- Through Sitting/Dining Room
- First Floor Landing
- Three Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Driveway
- Garage
- Secluded Garden



The Property

Entrance porch with a UPVC front door, UPVC double glazed window and radiator.

The front door leads through to the hallway with timber effect flooring, stairs to the first floor landing and a radiator.

Ground floor cloakroom has tiled flooring and white suite comprising a wall hung wash hand basin, WC with hidden cistern, extractor fan, recess ceiling spotlights and fully tiled walls.

The sitting/dining room is a particular feature of this property with a bright double aspect, a large picture window to the front, double casement doors leading out to the patio and rear garden, feature fireplace with inset electric effect woodburning stove, smooth textured ceilings and two double radiators.

The kitchen is fitted with a range of shaker style timber effect wall and base units with a contrasting marble effect worktop, stainless steel one and a half bowl sink with mixer tap over and drainer and integrated appliances include a five burner gas hob with extractor fan over and tiled splashback, Neff eyelevel double oven and space and plumbing for a dishwasher, tall stand up fridge freezer and a UPVC door leads out to the patio and rear garden.

An archway leads through to the utility room with stainless steel sink with mixer tap over and drainer, matching wall and base units and space and plumbing for a washing machine and tumble dryer.

This intern leads through to the conservatory accessed via a glazed UPVC door. The conservatory is constructed of dwarf cavity brick walls, UPVC windows, UPVC double casement doors and a polycarbonate roof.

The ground floor study is situated at the front of the property and makes a lovely home office with a large understairs storage cupboard housing the electrical consumer unit.

On the first floor landing is a UPVC window letting in lots of natural light and a hatch to the loft space.

The family bathroom is fitted with a modern white suite comprising a P-shaped bath with mixer tap over and independent Mira shower attachment, glass shower screen, WC, corner wash hand basin with mixer tap over and storage beneath, chrome heated towel rail, shaver point and airing cupboard.

On the first floor are three lovely double bedrooms with bedrooms one and two being particularly generous in size and with the master benefitting from its own en-suite shower room.

The en-suite is fitted with a modern suite comprising a corner shower cubicle with thermostatic shower attachments and sliding glass shower doors, WC, bidet, wall hung wash hand basin with mixer tap over, chrome heated towel rail, fully tiled walls and tile effect flooring.





Gardens & Grounds

To the front of the property is a tarmac driveway giving off road parking for two to three vehicles and giving access to the single garage with up and over door, power and lighting. There is also an electrical vehicle charging point.

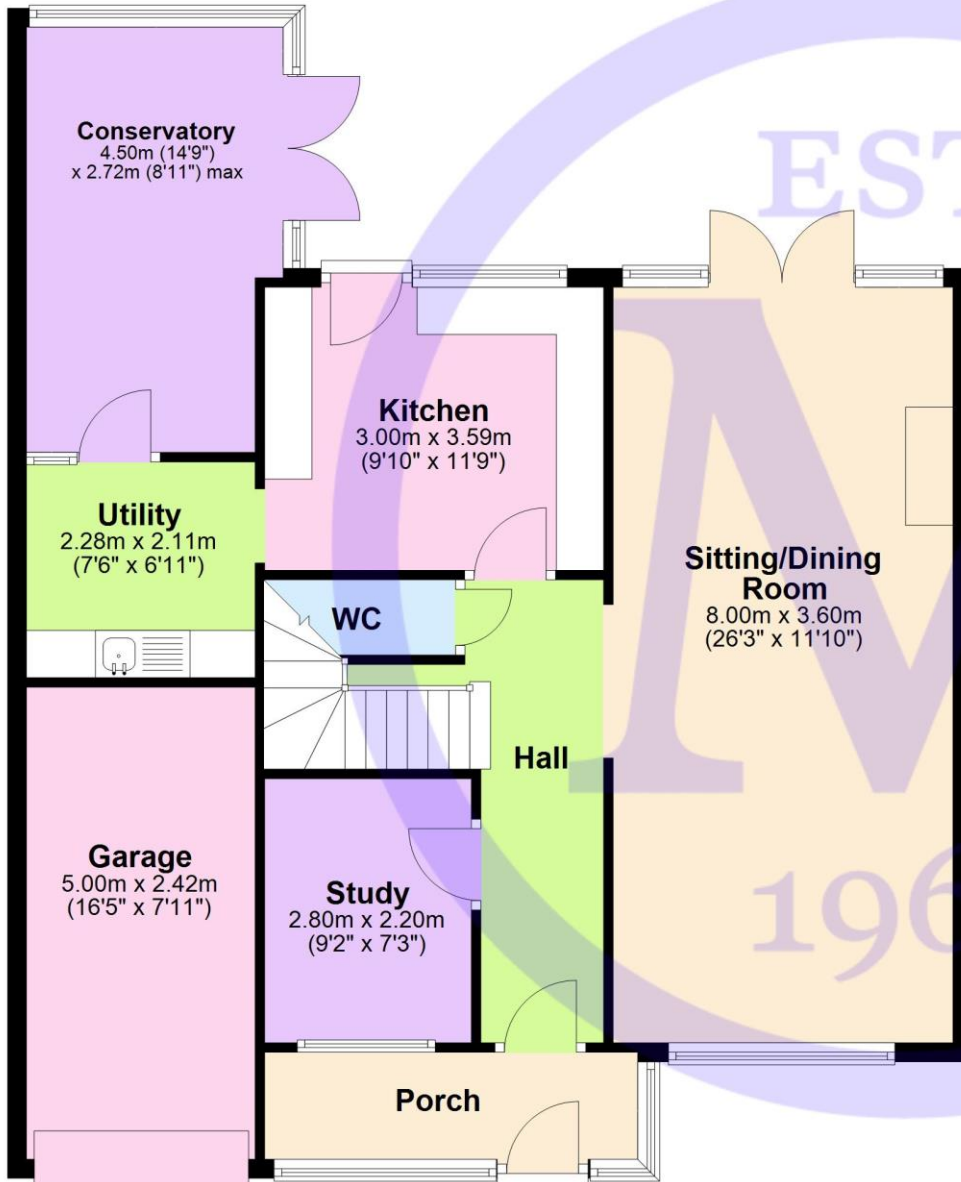
To the rear of the property is a private and secluded garden surrounded by high level fencing and hedging with two large areas of patio with the rest of the garden laid to lawn with mature beds and a storage shed.

Services

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

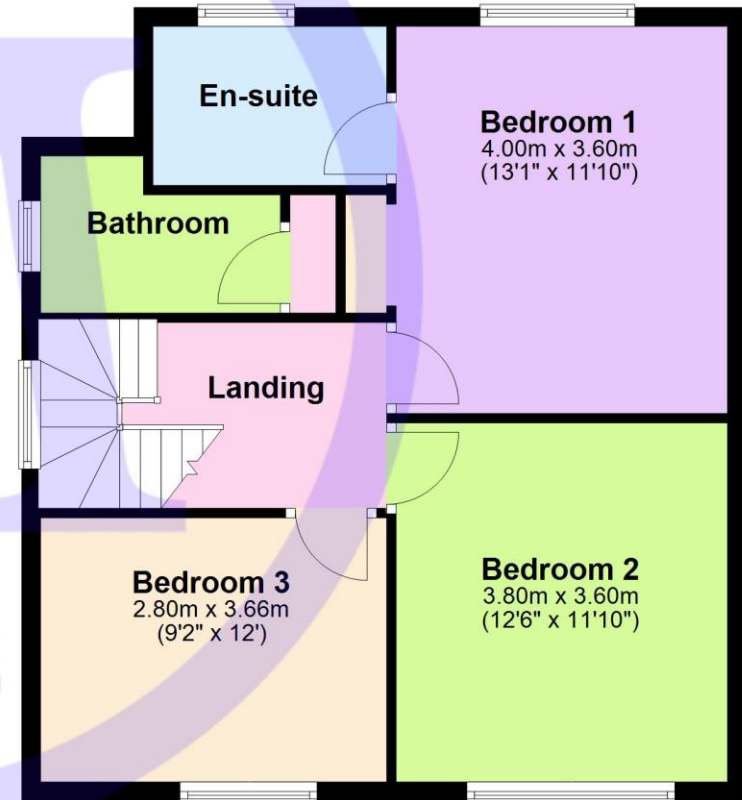
Ground Floor

Approx. 93.8 sq. metres (1010.0 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.4 sq. feet)



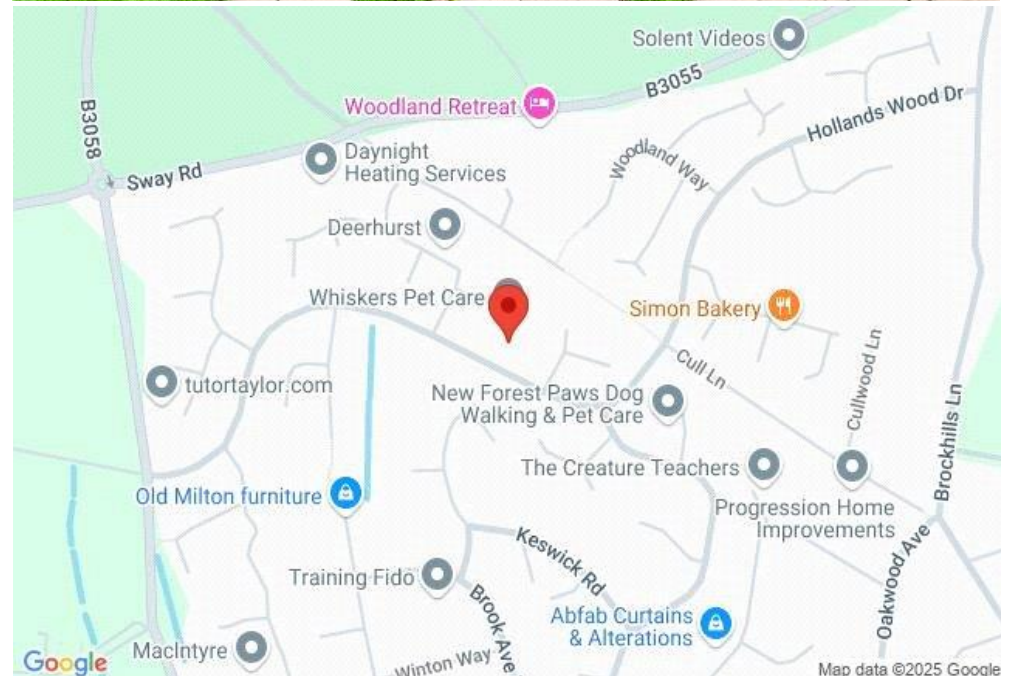
Total area: approx. 150.7 sq. metres (1622.5 sq. feet)

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. After approximately three quarters of a mile turn right into Hollands Wood Drive, take the second left into Deerleap Way, first right and the property will be seen ahead of you.





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