



2 Marley Avenue, New Milton, BH25 5LJ

£475,000

Mitchells
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*2 Marley Avenue
New Milton
Hampshire
BH25 5LJ*

This fantastic three bedroom detached house is situated just a short walk of New Milton town centre and mainline railway station. The property offers bright and versatile accommodation with features including a modern kitchen/breakfast room, two reception rooms, a ground floor shower room, a utility room, a driveway and a secluded garden.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Ground Floor Shower Room
- Ground Floor Store
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Cloakroom
- Driveway
- Secluded Garden



The Property

Entrance hall with stairs to first floor landing, understairs storage cupboard, double radiator, cupboard housing the electrical consumer unit, and a central heating thermostat.

The sitting room is situated at the front of the property with a bright double aspect, TV aerial point and a large UPVC window with a bright southerly aspect.

The separate dining room overlooks the rear garden with double casement doors onto the patio, feature electric fire with stone surround and hearth and has a bright double aspect.

The kitchen/breakfast room is fitted with a fantastic range of white gloss wall and base units with a contrasting marble effect worktop, stainless steel one and half bowl sink with mixer tap over and drainer and integrated appliances include an eyelevel oven, four burner induction hob with extractor fan over, cupboard with magic corner pull out shelving and double larder cupboard. There is ample space for table and chairs, a Velux window and double casement doors leading out to the patio and rear garden.

Utility room with modern Worcester combination boiler, space and plumbing for a washing machine, tumble dryer and tall stand up fridge/freezer, larder style storage cupboard and a Velux window.

The ground floor shower room has been recently fitted with fully tiled walls and a modern suite comprising a WC, wall hung wash hand basin with mixer tap over and storage beneath, walk in shower with glass shower door and thermostatic shower attachment, UPVC window and a chrome heated towel rail.

Ground floor store with access out onto the driveway, UPVC window to the front, power and lighting.

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

There are three bedrooms with bedrooms one and two being particularly spacious doubles, bedroom three would make an ideal home office or child's bedrooms with an attractive outlook to the front and ample space for bed and wardrobes.

The family bathroom is fitted with a modern suite comprising a panel bath with mixer tap over, pedestal wash hand basin, walk in shower with thermostatic shower attachments and glass shower door, a chrome heated towel rail, fully tiled walls, mirror fronted medicine cabinet and UPVC window.

Separate cloakroom with WC, double radiator and UPVC window.





Gardens & Grounds

To the front of the property is a shingle driveway giving off road parking for two to three vehicles with the rest of the garden laid to lawn with mature and colourful beds, and a bright southerly aspect.

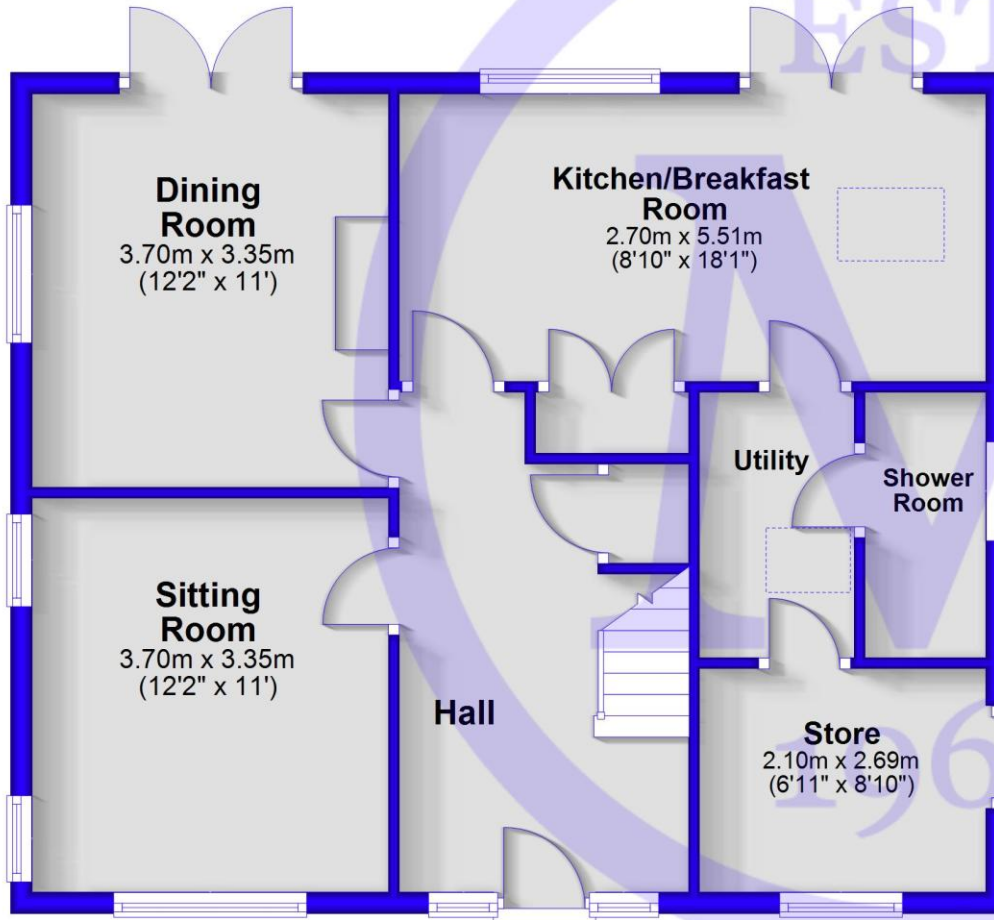
The rear garden is surrounded by high level fencing making it extremely private and secluded with a large area of patio with the rest of the garden laid to lawn with mature borders and a side gate for access.

Services

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating To be confirmed

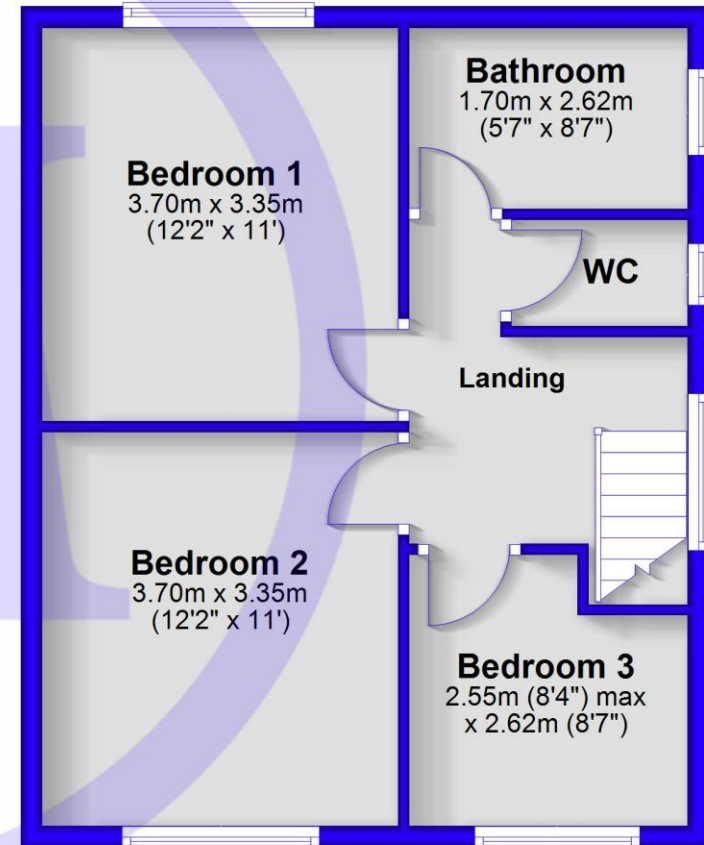
Ground Floor

Approx. 67.2 sq. metres (723.5 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



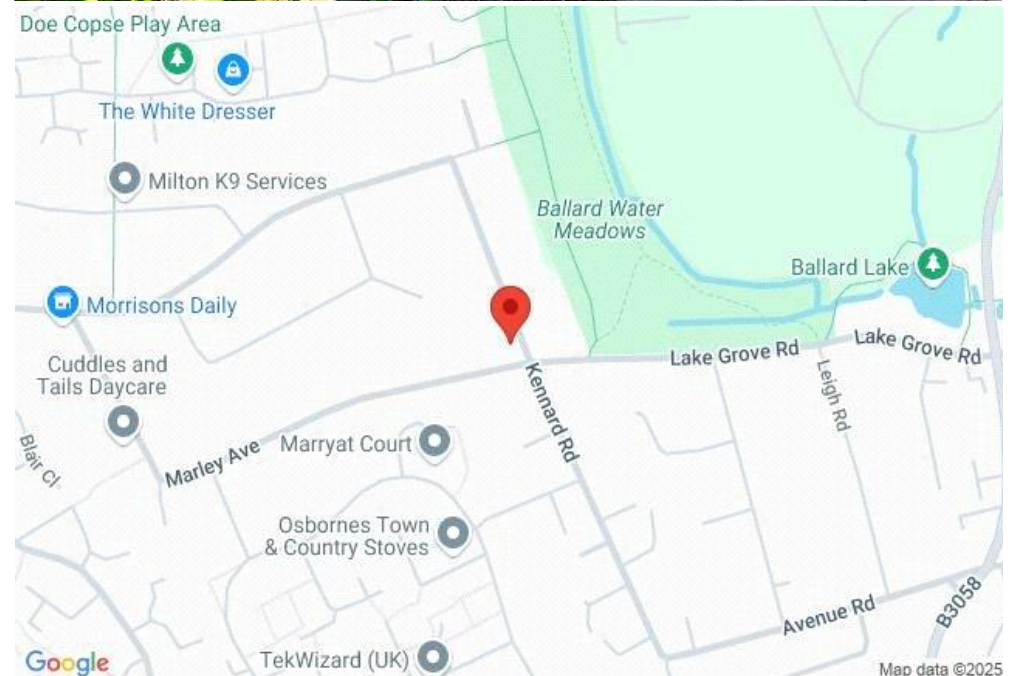
Total area: approx. 112.6 sq. metres (1212.4 sq. feet)

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. Take the first turning left into Avenue Road, at the end bear right into Kennard Road. Take the third turning left into Marley Avenue where the property will be found on the right hand side.





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