



58 Brook Avenue North, New Milton, BH25 5HQ

£1,100,000

Mitchells
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*58 Brook Avenue North
New Milton
Hampshire
BH25 5HQ*

A stunning individual four double bedroom detached chalet situated in one of the areas most sought after roads having recently undergone an extensive and professional refurbishment and extension program. The property is now offered in first class order throughout and has been finished to an exceptional standard of specification. Other features of the property include a superb open plan kitchen/dining/family space, a large separate sitting room, a useful utility room, four double bedrooms including a stunning master bedroom suite, an impressive reception hall with an open glass staircase, a well landscaped and private garden, a useful garden office/hobbies room and an internal viewing is strongly recommended to fully appreciate both the size and quality of the property.

- Reception Hall
- Sitting Room
- Kitchen/Dining/Family Room
- Utility Room
- Cloakroom
- Landing
- Four Double Bedrooms
- Family Bathroom
- Dressing Room
- En-Suite Shower Room
- Garage
- Off-Road Parking
- Landscaped Gardens



The Property

Impressive reception hall with a stunning oak and glass staircase to the first floor, attractive tiled timber effect flooring and security controls

Large sitting room with a feature fireplace with a stone backing and hearth, oak mantle and an inset Gazco log effect gas fire, timber effect tiled flooring, recess ceiling spotlights and an outlook to the front

Stunning L-shaped open plan kitchen/dining/living space with the kitchen area having an extensive range of high quality wall and base units with soft closing drawers and doors, Quartz worktops and upstands and an extensive range of high quality integrated appliances including twin AEG electric ovens, a warming drawer, five burner gas hob with extractor over, dishwasher, full height fridge and separate freezer, corner larder cupboard with automatic lighting, double chefs cupboard with built in shelving, drawer storage, power and automatic lighting, pull out refuse cupboard, twin spice racks, one and a half bowl sink unit with Quooker tap over providing hot, cold, filtered and carbonated water, walk-in storage cupboard with automatic lighting, ample room for dining table and a roof light providing an abundance of natural light.

Lovely family/living area with space for sofas, wall mounted TV etc. recessed ceiling spotlights and six panel bi-fold doors providing access onto the patio and rear garden

Utility room with a further range of wall and base units with soft closing drawers and doors, Quartz worktops and upstands, space and plumbing for washing machine and tumble dryer, sink unit with mixer tap over, timber effect tiled flooring, UPVC double glazed door to outside, door to the garage and useful drying cupboard with water softener

Ground floor cloakroom fitted with a modern white suite with built in storage, extractor fan and tiled flooring

First floor landing with trap to the roof space and airing cupboard

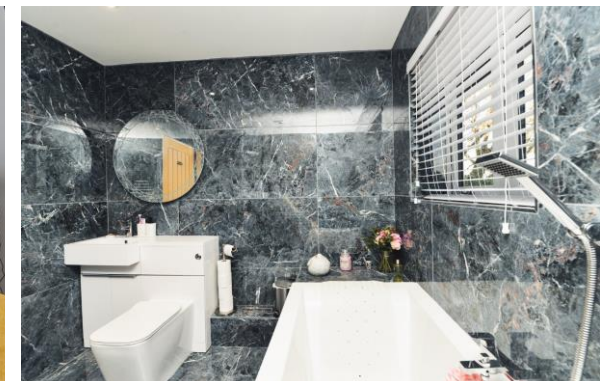
Four first floor double bedrooms with a stunning master bedroom suite benefitting from a separate dressing room with built in wardrobes and drawers and a fully tiled and luxurious en-suite shower room comprising a large shower cubicle with sliding glass shower screen, thermostatic control shower, his and hers circular wash basins with storage beneath, WC, heated towel rail, recess ceiling spotlights, extractor fan and a double glazed Velux window

Luxury family bathroom comprising a tiled panel bath with a mixer tap and shower attachment over, a corner shower cubicle, wash basin with storage beneath, WC, contemporary towel rail, fully tiled walls and floor, extractor fan and recess ceiling spotlights

Underfloor heating throughout and excellent decorative order

Category 5 cabling throughout and Solar Panels

Internal viewing strongly recommended





Gardens & Grounds

The property sits on a beautifully landscaped plot with the private front garden having mature hedging and is laid mainly to shingle providing excellent off-road parking, garage with electrically operated roller door, power and light and solar panel system controls.

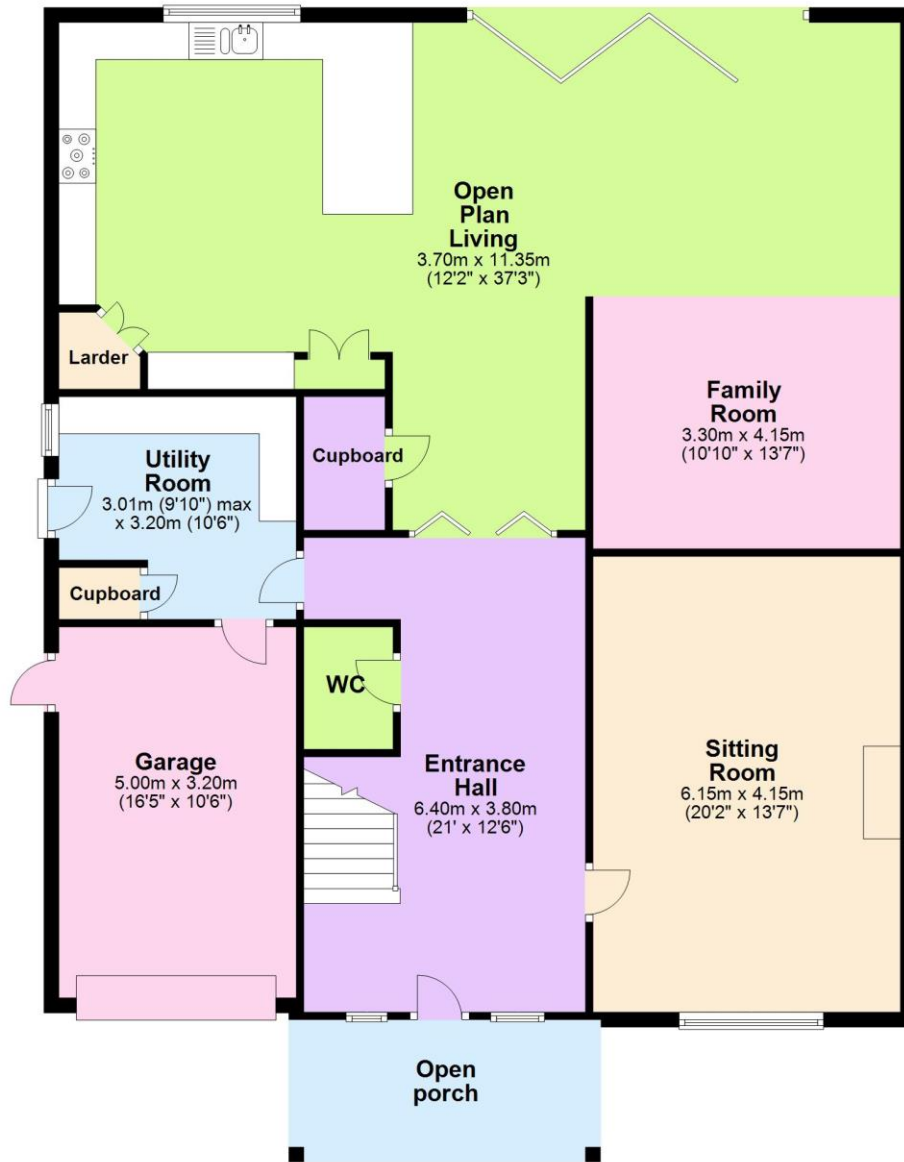
Adjoining the rear of the property is an area of textured paved patio with pathway leading to a second patio area at the rear of the garden. The remainder is laid mainly to lawn and enjoys a high degree of privacy and seclusion and there is a corner timber summerhouse with power and light, a useful garden building suitable as a home office/hobbies room etc. with both power and light, double glazing and twin casement doors onto the patio

Services

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

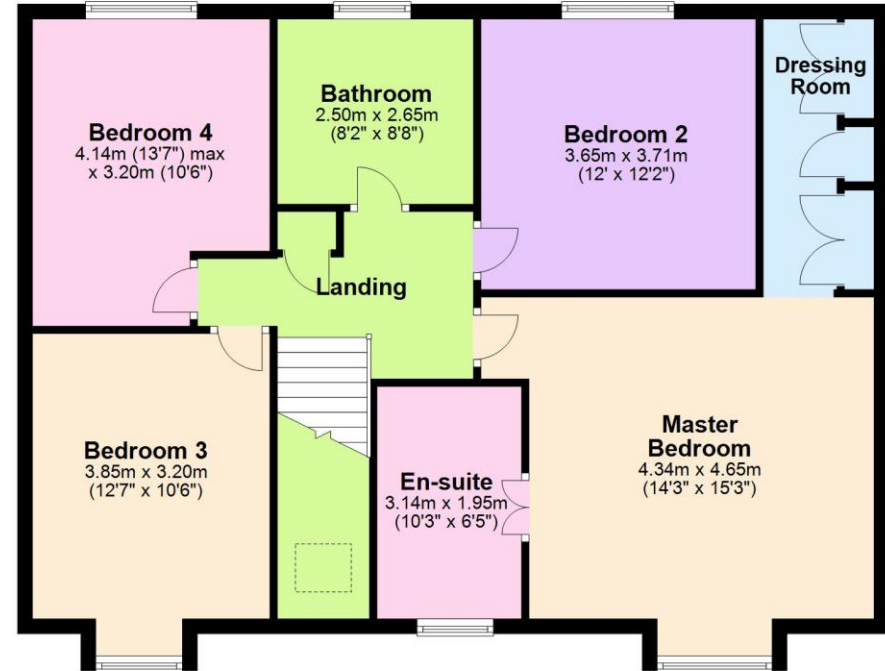
Ground Floor

Approx. 158.4 sq. metres (1704.6 sq. feet)



First Floor

Approx. 93.2 sq. metres (1003.1 sq. feet)



Total area: approx. 251.6 sq. metres (2707.7 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 second turning right into Brook Avenue. Bear left into Brook Avenue North where the property will be found on the right hand side.





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