



17 Rothbury Park, New Milton, BH25 6TR

£359,950

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*17 Rothbury Park
New Milton
Hampshire
BH25 6TR*

This beautifully presented two bed semi-detached bungalow is situated in this popular development and a short walk into New Milton town centre and the main supermarkets. The property offers bright and modern accommodation with features including a kitchen/dining room, two double bedrooms, a modern wet room and a private and secluded garden.

- Entrance Porch
- Kitchen/Dining Room
- Sitting Room
- Hallway
- Two Bedrooms
- Wet Room
- Private & Secluded Garden
- Garage In Nearby Block



The Property

Entrance porch with UPVC double glazed window, UPVC front door, tiled flooring and gas and electric metre.

The kitchen/dining room is a particular feature of the property with timber effect flooring, a vaulted ceiling with Velux window, solid wood wall and base units with a contrasting quartz effect worktop, tiled splashback, stainless steel one and a half bowl sink with mixer tap over and drainer, integrated appliances include an eyelevel Bosch oven and a four burner gas hob, space and plumbing for a washing machine and dishwasher and ample space for a four to six seater table and chairs.

The sitting room is situated at the rear of the property with sliding patio doors onto the patio and rear garden, feature fireplace with timber surround, inset electric fire, wall mounted TV point and a large double radiator.

Internal hallway with central heating controls, large airing cupboard with filling loop for the central heating boiler which is now situated in the loft and slated shelves for storage.

Bedroom two is situated at the front of the property with a double wardrobe, hatch to roof space and a large UPVC window giving an attractive outlook over the front garden.

The master bedroom enjoys views over the rear garden with a built in double wardrobe, wall mounted TV point and ample space for a king sized bed.

The modern wet room has been refitted in recent years and now enjoys tiled flooring, fully tiled walls and suite comprising a WC, wall hung wash hand basin with mixer tap over, electric Mira shower attachments, UPVC double glazed window and a chrome heated towel rail.





Gardens & Grounds

To the front of the property is a beautifully landscaped garden with a path leading to the front door and mature and colourful borders.

To the rear of the property is a secluded garden with a recently fitted patio, mature and colourful borders, a storage shed, with the rest of the garden laid to artificial grass for ease of maintenance and a rear gate gives access.

In a nearby block is a single garage with an up and over door.

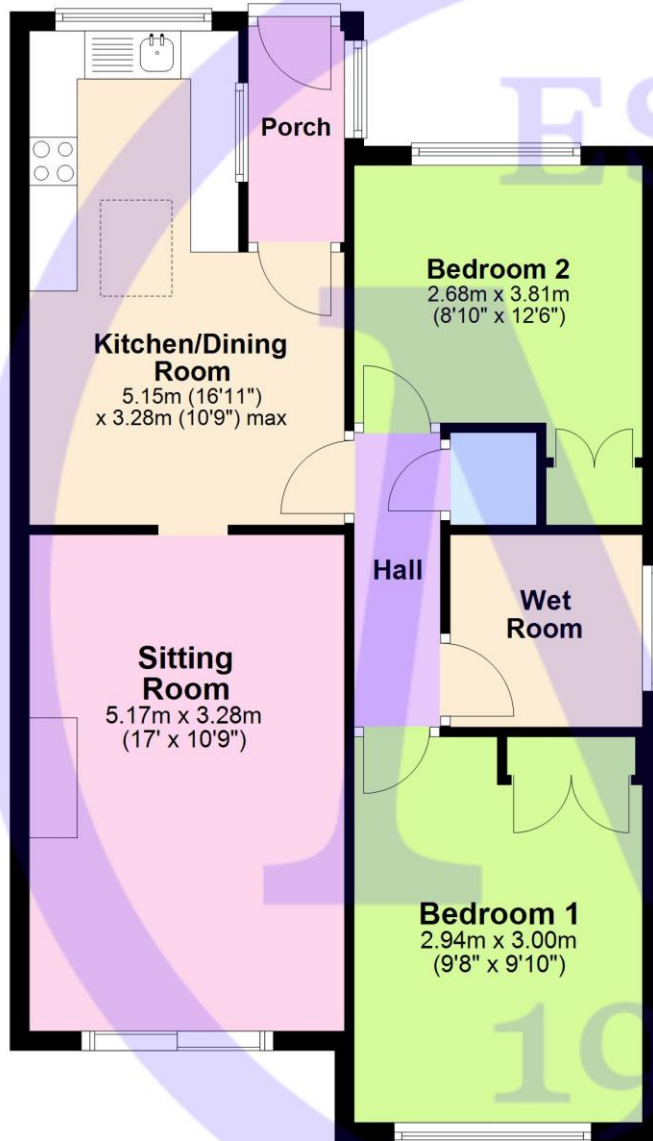
Services

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



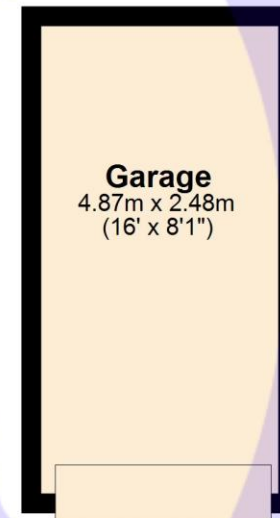
Floor Plan

Approx. 65.1 sq. metres (700.5 sq. feet)



Outbuilding

Approx. 12.1 sq. metres (129.8 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.

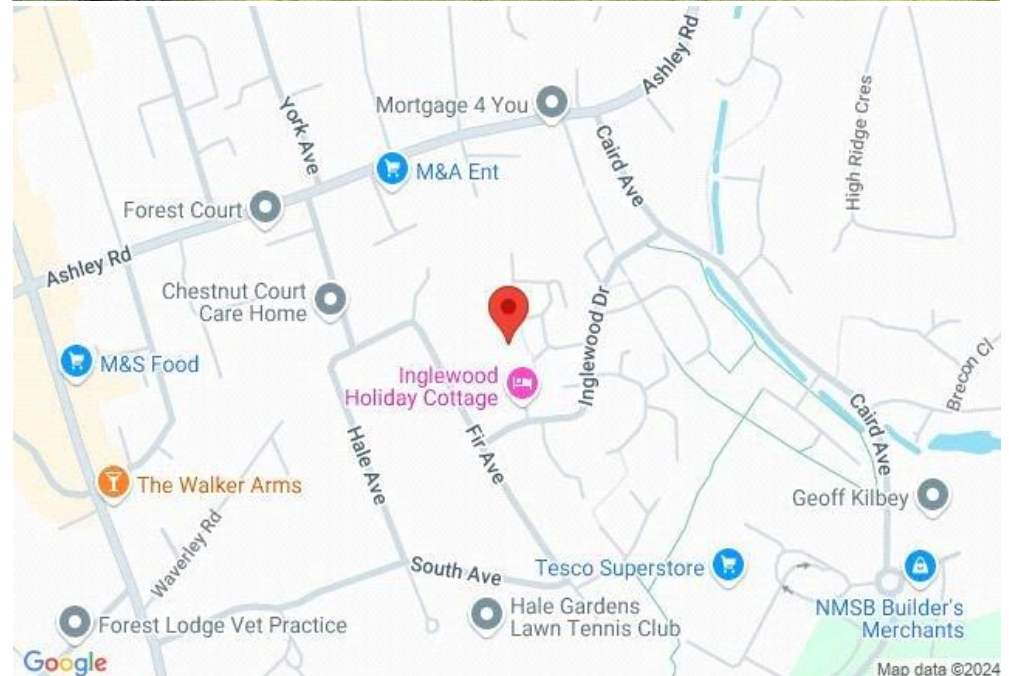
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Situation

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 proceed across the traffic lights into Ashley Road. Continue through the first set of lights and take the second right into Copse Road. At the T-Junction bear left, take the first turning left into Inglewood Drive, take the second left into Rothbury Park, bear right and the property will be found after a short distance on your left 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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