



FOR SALE

Mitchells
1963 — TODAY

4 Garden Close, New Milton, BH25 6NL

£640,000

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*4 Garden Close
New Milton
Hampshire
BH25 6NL*

An impressive three double bedroom detached bungalow situated in a fantastic and peaceful location within easy walking distance of New Milton town centre. The property has undergone an extensive renovation and modernisation program in recent years and is now presented in excellent order throughout. Other features of this lovely property include an ensuite shower room to the master bedroom, a superb modern kitchen/breakfast room with built in appliances, a lovely private garden, a good sized garage with a utility area to the rear and an internal viewing is strongly recommended to fully appreciate both the size and quality of the property.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Ensuite Shower Room
- Bathroom
- Off Road Parking
- Garage
- Private Gardens



The Property

Entrance hall with attractive timber effect flooring, a UPVC double glazed front door, trap to the roof space with a pull down ladder and a useful storage cupboard.

Good sized sitting/dining room with a lovely private outlook over the rear garden and UPVC double glazed sliding doors onto the patio.

A superb modern kitchen/breakfast room fitted with an extensive range of high quality wall and base units with soft closing drawers and doors, stone worktops and upstands, undermounted one and a half bowl sink unit with mixer tap over, ample room for breakfast table, integrated slimline Bosch dishwasher, Bosch induction hob with extractor over, integrated fridge and separate freezer, pull out larder cupboard, twin integrated Bosch ovens, attractive tiled flooring, ample room for breakfast table, recess ceiling spotlights and a private outlook over the rear garden.

Three double bedrooms, two with feature UPVC double glazed bay windows and one with an excellent range of built in bedroom furniture.

Fully tiled ensuite shower room to the master bedroom fitted with a luxury white suite comprising a large shower cubicle with thermostatic control shower, wash basin with storage beneath, WC, tiled flooring, chrome ladder style heated towel rail and extractor fan.

Bathroom fitted with a modern white suite comprising a tiled panel bath with an independent shower over, wash basin with storage beneath, WC, tiled flooring and a chrome ladder style heated towel rail.

Gas fired central heating & UPVC double glazing.





Gardens & Grounds

The property sits on a lovely mature plot with the front garden laid mainly to lawn with mature hedging providing privacy from the road. A shingle driveway extends along one side of the property providing good off road parking and leading to the detached garage with an up and over door, power and light, a casement door to outside and a useful utility area to the rear with space and plumbing for a washing machine and sink unit with independent shower head over.

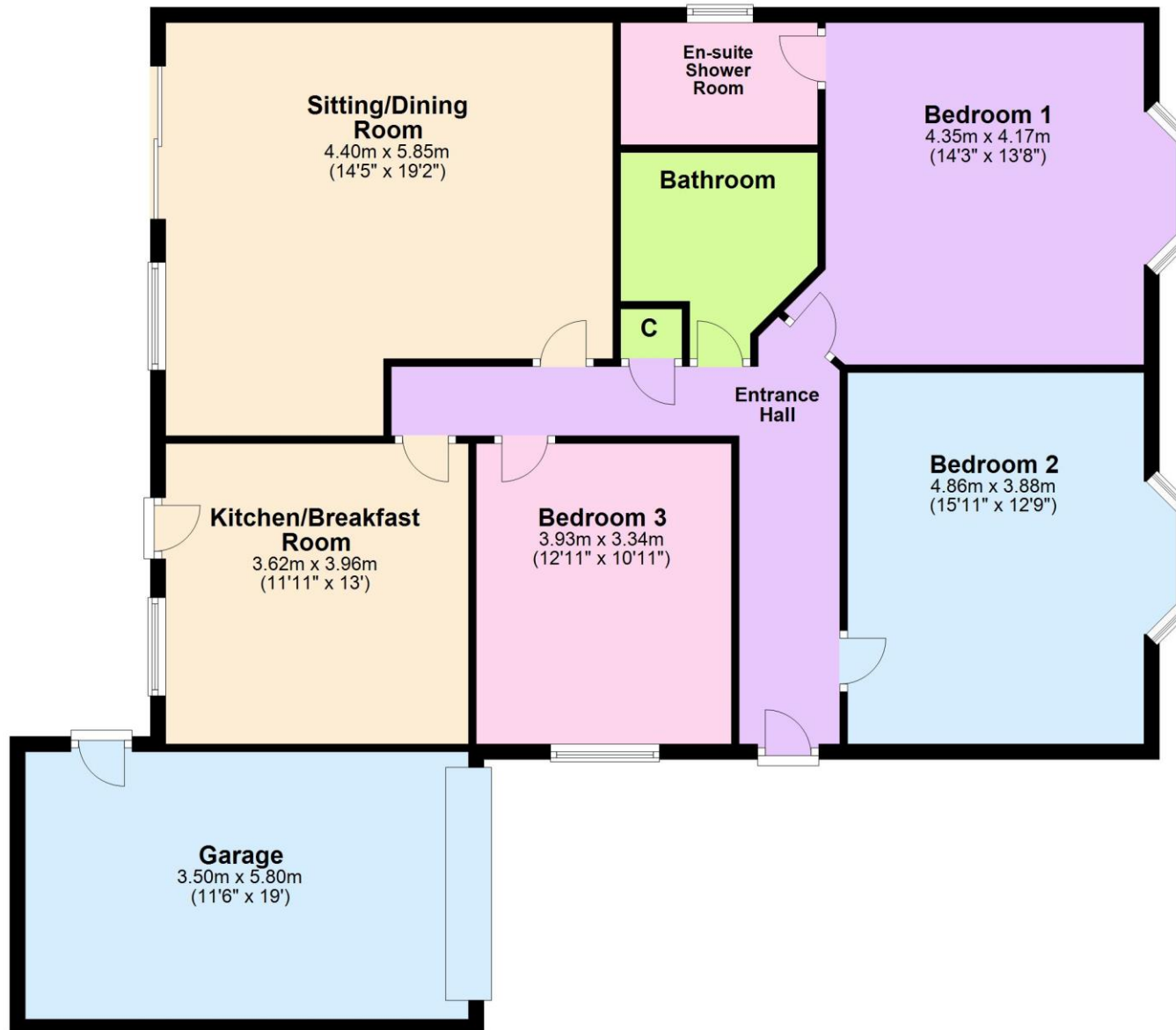
Adjoining the rear of the property is an area of Indian sandstone patio with the remainder laid mainly to lawn with mature and well stocked borders, a greenhouse and all enjoying a high degree of privacy and seclusion.

Services

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

Floor Plan

Approx. 140.9 sq. metres (1516.2 sq. feet)



Total area: approx. 140.9 sq. metres (1516.2 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 proceed along Old Milton Road. At the roundabout continue straight across and take the first left into Crossmead Avenue. Continue to the end and bear left where Garden Close will be found immediately on the right hand side.





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