



24A Avenue Road, New Milton, BH25 5JP

£610,000

Mitchells
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*24A Avenue Road
New Milton
Hampshire
BH25 5JP*

This fantastic three/four bedroom detached house was built approximately ten years ago by well know local builder Robert Govier and is presented in excellent order throughout. Features of the property include a modern kitchen, a sitting/dining room, a ground floor study and master bedroom with en-suite.

- Entrance Hall
- Kitchen
- Sitting/Dining Room
- Ground Floor Cloakroom
- Ground Floor Bedroom Four/Study
- First Floor Landing
- Three Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Driveway
- Garage
- Private & Secluded Garden



The Property

Entrance floor with laminate style flooring which runs through to the sitting/dining room, stairs to first floor landing, understairs storage cupboard and double cloaks cupboard.

The kitchen is a fantastic size with a large UPVC window to the front, UPVC glazed door leading out to the garden and a modern range of cream gloss wall and base units with a contrasting granite effect worktop, one and a half bowl ceramic sink with mixer tap over and drainer, eye level double oven, four burner gas hob with glass splash back and extractor fan over, integrated dishwasher, washing machine and tall stand up fridge freezer, tiled flooring and recess ceiling spotlights.

The sitting/dining room is a fantastic room with a feature fireplace with inset living flame gas fire, stone hearth and surround, a large UPVC window and double casement doors leading out to the patio and rear garden.

Ground floor bedroom four/study overlooks the rear garden with space for a single bed or would make a fantastic home office.

Ground floor cloakroom with tiled flooring and a modern suite comprising a WC, pedestal wash hand basin with mixer tap over and tiled splash back, radiator and towel rail.

On the first floor landing is a UPVC window letting in lots of light, a hatch to the loft space, storage cupboard and double airing cupboard housing the pressurised hot water cylinder, modern wall mounted boiler and slated shelves for storage.

The family bathroom is a fantastic size with a modern suite consisting of a panel bath with mixer tap over and hand held shower attachment, WC, wash hand basin with mixer tap over and storage beneath, corner shower cubicle with thermostatic shower attachments, chrome heated towel rail and UPVC window.

There are three fantastic sized double bedrooms with the master enjoying an excellent range of built in storage and its own luxury en-suite shower room.

The en-suite comprises of a WC, pedestal wash hand basin with mixer tap over, walk in double shower with thermostatic shower attachment, chrome heated towel rail and light with shaver point.





Gardens & Grounds

To the front of the property is a generous driveway giving off road parking for three to four vehicles accessed by timber gates with close board fencing making the front of the property extremely secure and gives access to the single garage with electric up and over door, power, lighting, UPVC window to the side and electrical consumer unit.

To the rear of the property is a beautifully maintained and landscaped garden surrounded by high level fencing making it extremely private and secluded with two patio areas with the rest of the garden laid to lawn with mature and colourful borders and a storage shed to the rear.

Solar panels providing a financial return.

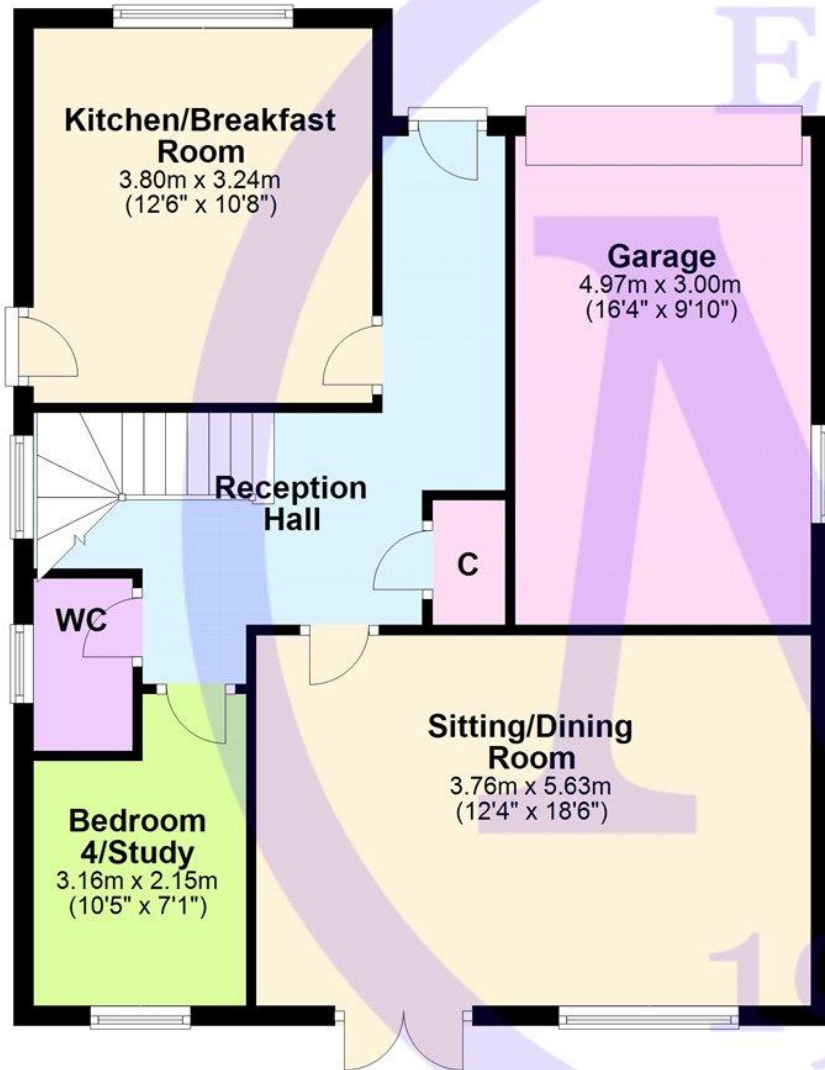
The property offers fantastic accommodation and must be viewed to be fully appreciated.

Services

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

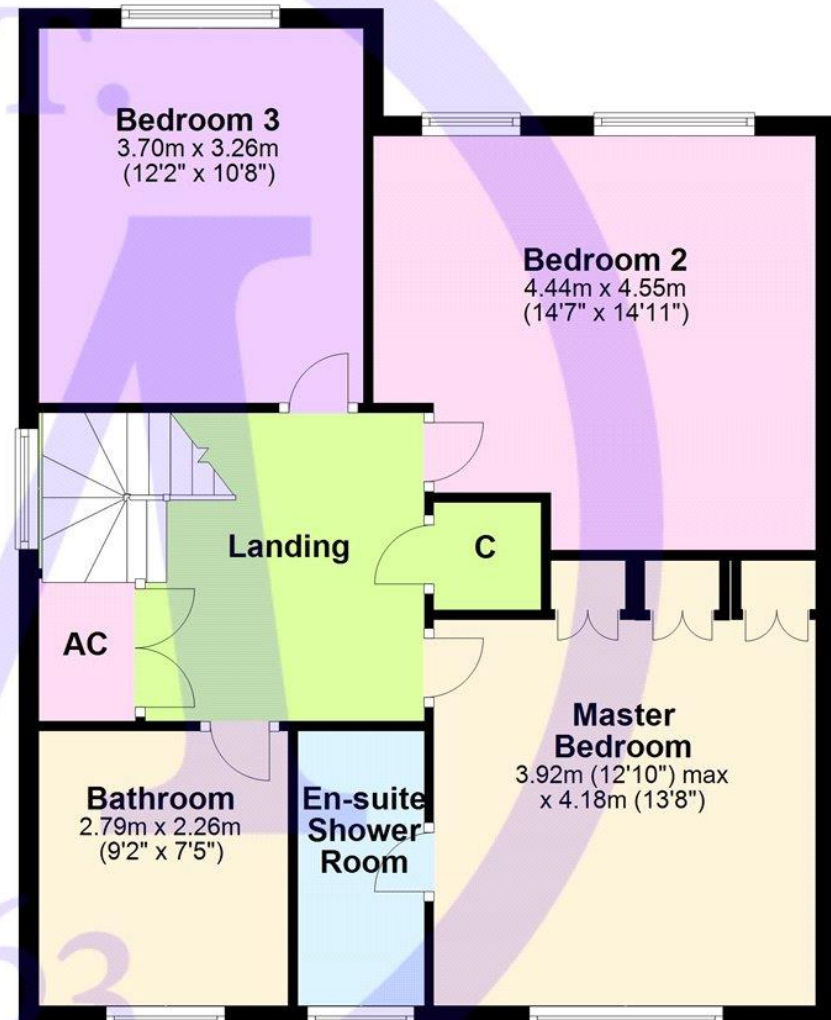
Ground Floor

Approx. 72.6 sq. metres (781.6 sq. feet)



First Floor

Approx. 73.8 sq. metres (793.9 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.

24a Avenue Road, New Milton

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 where the property will be found after a short distance on the right hand side.





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