



166 Manor Road, New Milton, BH25 5ED

£390,000

Mitchells
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*166 Manor Road
New Milton
Hampshire
BH25 5ED*

This fantastic three bedroom semi-detached house is ideally situated within walking distance of New Milton town center and mainline station and feature including a spacious sitting room, a utility area, a ground floor cloakroom, a modern bathroom, three bedrooms, a garden office and a sunny south facing garden.

- Entrance Hall
- Sitting Room
- Kitchen
- Ground Floor Cloakroom
- Utility Area
- Rear Lobby
- Family Bathroom
- Conservatory/Dining Room
- First Floor Landing
- Three Bedrooms
- Driveway
- Garden
- Garden Chalet



The Property

Entrance hall with stairs to first floor landing, tiled flooring, electrical consumer unit and electric meter and radiator

Sitting room has timber effect flooring, attractive bay window to the front, working open fireplace, TV aerial point, space for three piece suite and gives access through to the kitchen

The kitchen is fitted with a range of green shaker style wall and base units with a contrasting worktop, stainless steel double sink with drainer and mixer tap over, four burner gas hob with extractor fan over and stainless steel splash back, under counter oven and space and plumbing for a dishwasher with larder cupboard housing the freezer, space for microwave and additional storage

To the side of the property is a useful utility area with space and plumbing for a washing machine, the Worcester wall mounted boiler, a glazed door leading out to the drive way and access to the ground floor cloakroom

The ground floor cloakroom has recently been updated, has tiled flooring, wall hung wash hand basin with mixer tap over, WC and UPVC window

The rear lobby has a utility cupboard with space and plumbing for a tumble dryer and additional shelving for storage

The ground floor shower room has again been recently updated with a large double walk-in shower with electric shower attachment, glass shower screen, wash hand basin with mixer tap over with storage beneath, WC, heated towel rail, UPVC window and wall mounted mirror

The conservatory is constructed of a dwarf cavity brick wall, UPVC windows, double casement doors leading out to the rear garden, a poly carbonate roof, timber effect floor, a double radiator and TV aerial point

On the first floor landing there is a UPVC window, a double power point and hatch to roof space

The master bedroom is situated at the front of the property with a great range of built in storage, large UPVC window, ample space for double bed and additional furniture

Bedroom two is situated at the rear of the property, is a lovely double bedroom with an outlook over the rear garden, has space for double bedside cabinets and wardrobes

Bedroom three, currently used as a home office, would make an ideal single bedroom again with a lovely view over the rear garden, radiator, ample space for single bed and storage





Gardens & Grounds

To the front of the property is a shingle driveway giving off-road parking for three to four vehicles with electrical car charging point and giving access to the garage.

The garage is of a timber construction with double opening doors to the front, pitched roof, power and lighting.

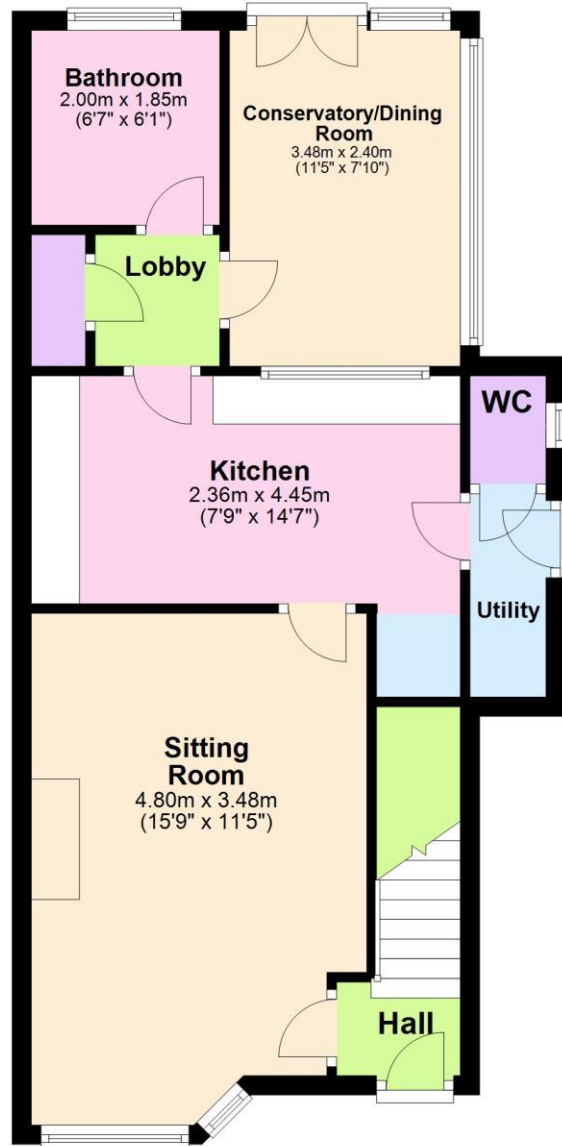
There is also a garden chalet with pitched roof, double casement doors, power, lighting and insulated with the rest of the garden laid to lawn with garden shed, raised decking area making a fantastic place for outside entertaining.

Services

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

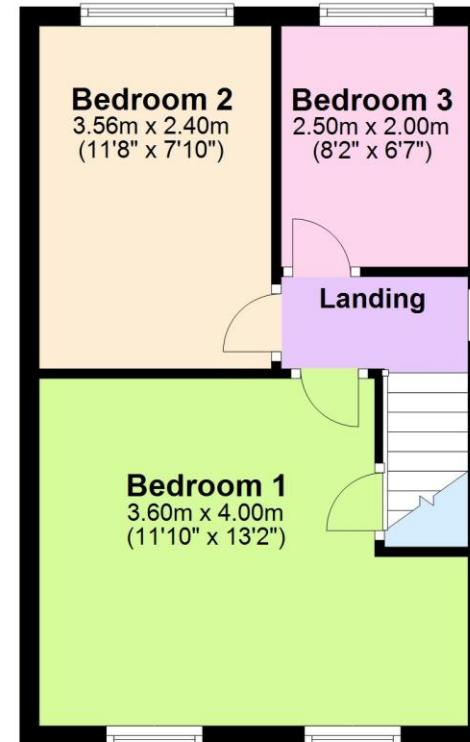
Ground Floor

Approx. 52.2 sq. metres (562.0 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.0 sq. feet)



Total area: approx. 84.6 sq. metres (911.0 sq. feet)

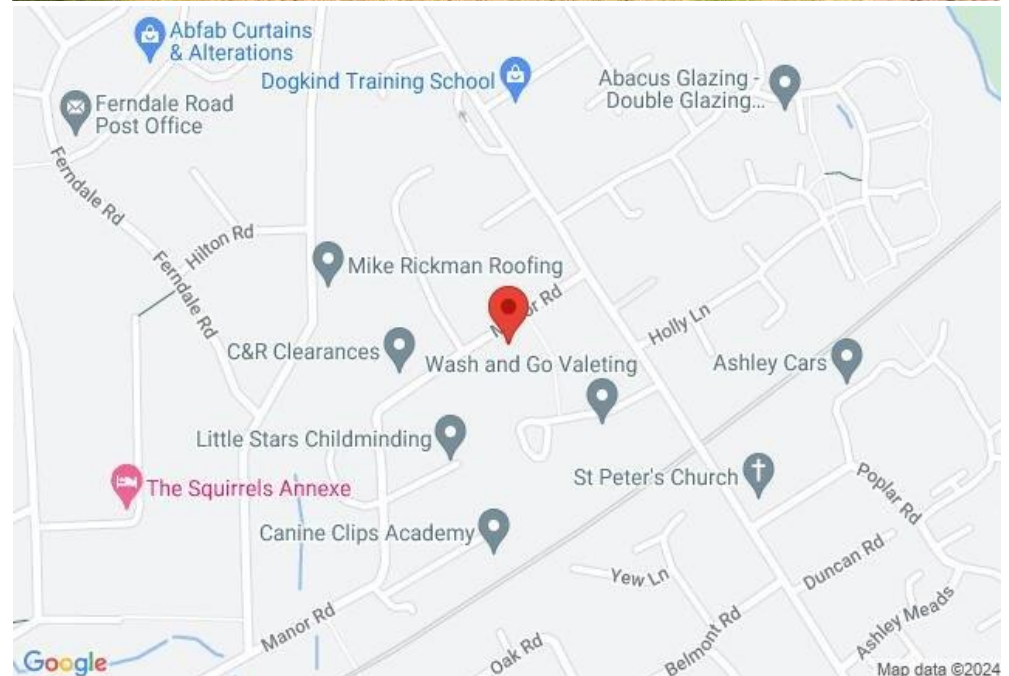
'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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 up Station Road. Continue over the railway bridge turning right into Manor Road. Continue along Manor Road for approximately half a mile, continue round to the left where this property will be seen after a short distance on the right hand side.





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