



15 Roebuck Close, New Milton, BH25 6AJ

£465,000

Mitchells
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*15 Roebuck Close
New Milton
Hampshire
BH25 6AJ*

A well positioned two double bedroom detached bungalow offered in excellent order throughout and set on a beautifully landscaped plot with a lovely private garden to the rear. The property is situated in a peaceful cul de sac yet within easy reach of New Milton centre and other features include a modern shower room, a beautiful sitting room with casement doors onto the patio and rear garden, a good sized kitchen/dining room and a great position within the crescent.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Shower Room
- Garage
- Off Road Parking
- Landscaped Gardens



The Property

Entrance hall with UPVC double glazed front door, twin cloaks cupboard, recess ceiling spotlights and further double storage cupboard.

Lovely sitting room benefitting from a double aspect, an impressive fire surround with a stone backing and hearth and an inset living flame gas fire, twin casement doors onto the patio and a lovely outlook over the rear garden.

Good sized kitchen/dining room fitted with a good range of cream wall and base units with soft closing drawers and doors and a contrasting dark wood effect worktop with an inset double bowl sink unit with mixer tap over, integrated Zanussi double electric oven, touch control induction hob and extractor, space for tall fridge freezer, washing machine and tumble dryer, a double aspect, recess ceiling spotlights, a UPVC double glazed door to outside, tiled flooring, a lovely outlook over the rear garden and ample room for a dining table.

Two good sized double bedrooms.

Modern shower room fitted with a white suite comprising a corner shower cubicle with thermostatic control shower, wash basin with plenty of storage beneath, WC, recess ceiling spotlights, tiled flooring, ladder style heated towel rail and an extractor fan.

Gas fired central heating & UPVC double glazing.





Gardens & Grounds

This property sits on a beautifully landscaped plot with the front garden having a well tended area of shaped lawn with colourful flower and shrub borders. A stone effect driveway with attractive brick edging extends along one side of the property via twin timber gates and provides good off road parking.

The detached garage has an up and over door and personal door through to the rear garden.

Adjoining the rear of the property is a good sized area of patio leading to a shaped area of lawn with well stocked and colourful flower and shrub borders, all enjoying a high degree of privacy and seclusion.

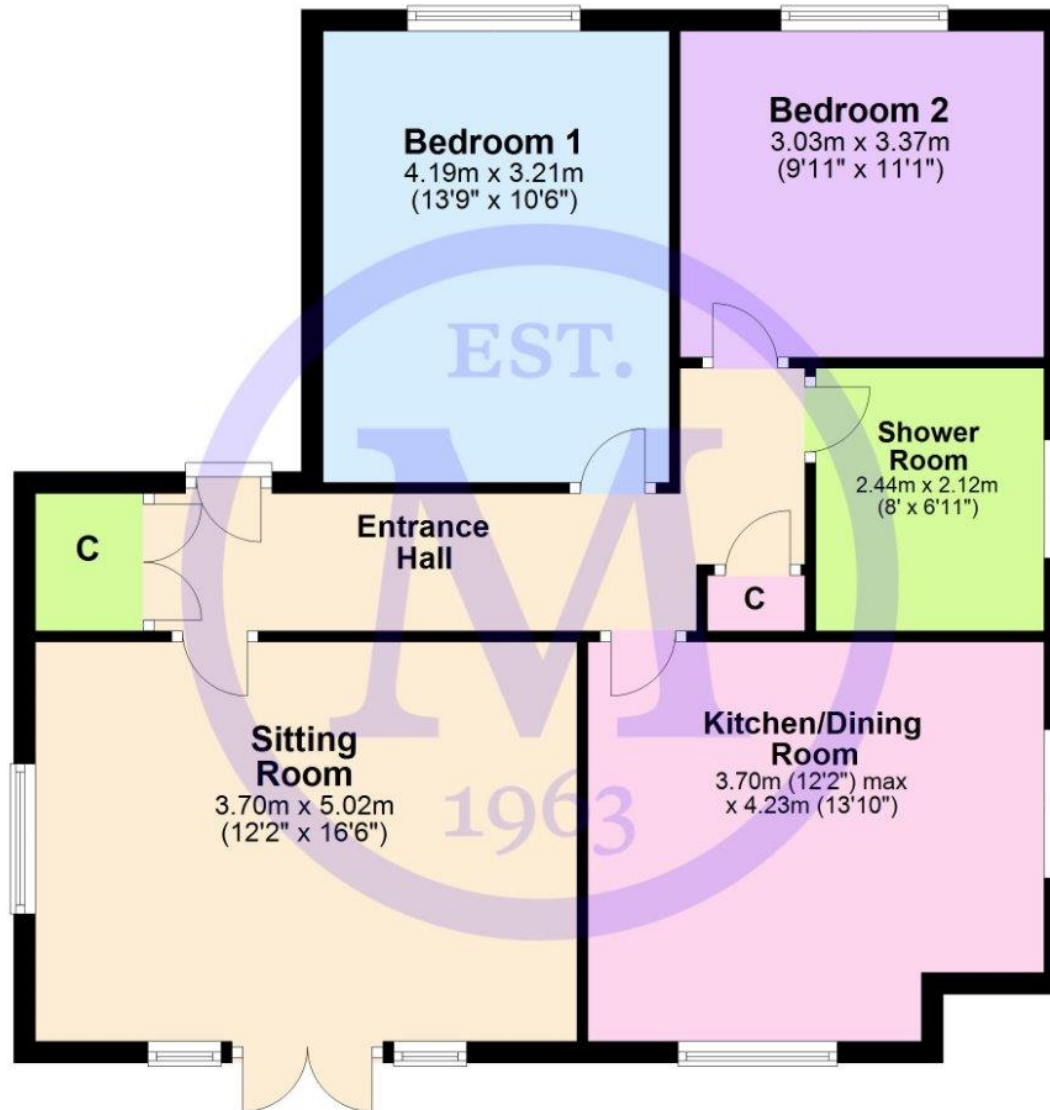


Services

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

Floor Plan

Approx. 75.4 sq. metres (811.7 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.

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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 turn left at the traffic lights and proceed along Station Road. Take the first turning right into Osborne Road. Take the sixth right into Roebuck Close where the property will be found on the left hand side.





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