



23 Marley Avenue, New Milton, BH25 5LQ

£629,950

Mitchells
1963 — TODAY



*23 Marley Avenue
New Milton
Hampshire
BH25 5LQ*

This highly deceptive and extremely spacious three double bedroom chalet bungalow is ideally situated a short level walk of New Milton town centre and mainline station. The property offers generous and versatile accommodation with features including a spacious entrance hall, two ground floor bedrooms, three reception rooms, a utility and a master bedroom with an ensuite.

- Entrance Hall
- Sitting Room
- Utility Room
- Kitchen
- Breakfast Room
- Dining Room
- Two Ground Floor Bedrooms
- Ground Floor Bathroom
- First Floor Master Bedroom
- Ensuite Shower Room
- Driveway
- Large South Facing Garden
- Garage



The Property

Entrance hall with stairs to first floor landing, carpeted flooring, picture rail, radiator and telephone point.

The kitchen is fitted with a fantastic range of cream shaker style wall and base units with a contrasting granite worktop, central island, butler sink with drainer, airing cupboard with hot water tank and shelving and a larder style cupboard with electrical consumer unit and electric meter. There is space and plumbing for a range style cooker and dishwasher and the kitchen opens through to the breakfast room with an attractive vaulted ceiling, three Velux windows, two UPVC double glazed windows, tiled flooring, ample space for six seater table and chairs and gives access through to the dining room.

The kitchen also opens through to the utility room with matching wall and base units, a contrasting granite effect worktop, stainless steel one and a half bowl sink with mixer tap over and drainer, space and plumbing for a washing machine and tumble dryer, tiled splash back, wall mounted boiler and a double glazed door leads out to the garden.

The sitting room is a fantastic size with feature fireplace with timber mantle and slate hearth and an inset living flame gas fire. There is ample space for a three piece suite with an opening through to the dining room.

The dining room has tiled flooring, exposed brick walls, double casement doors leading out to the garden and ample space for six seater table and chairs.

There are two ground floor double bedrooms, both giving space for a double bed and bedside cabinets with bedroom three having the built in wardrobe and enjoying an outlook to the front of the property.

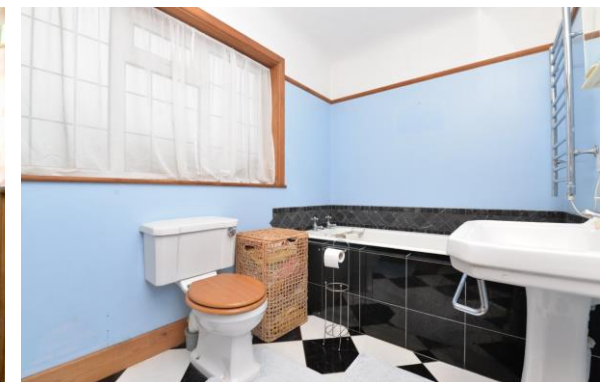
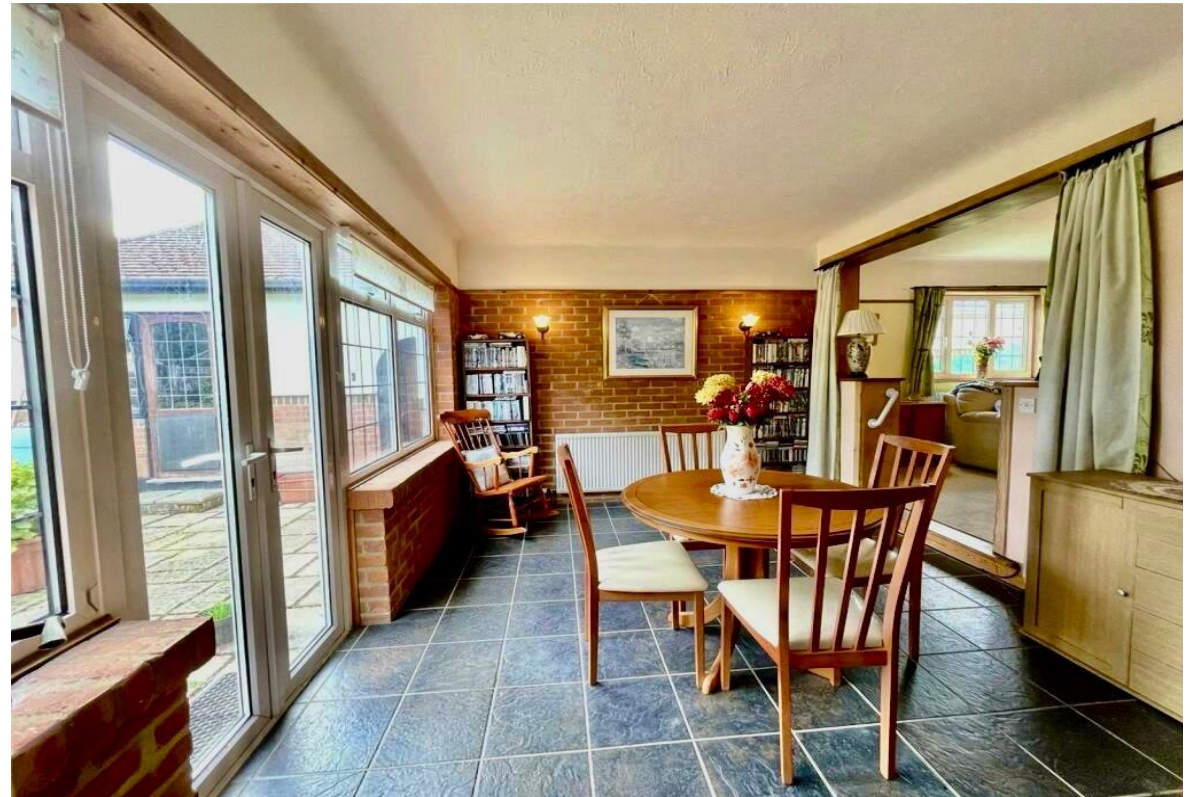
The ground floor bathroom has tiled flooring and a suite comprising a pedestal wash hand basin with mixer tap over, panel bath, walk in shower, WC, chrome heated towel rail and UPVC window.

On the first floor landing is a Velux window for light and a small eaves storage cupboard.

The master bedroom is a lovely double bedroom with two built in wardrobes, two Velux windows with built in blinds, ample space for double bed and beside cabinets and benefits from its own ensuite shower room.

The ensuite comprises of a pedestal wash hand basin, WC, walk in shower with Mira sport shower attachments, Velux window and radiator.

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





Gardens & Grounds

To the front of the property is a shingle driveway giving off road parking to four to five vehicles and giving access to the single garage with a workshop area to the rear with work bench and shelving, power and lighting, a pitched tiled roof and an up and over door. The rest of the garden is laid to hard landscaping with a dwarf brick wall to the front.

To the rear of the property is a generous area of patio, a side gate for access and highly level fencing making the garden extremely private and secluded. There is an extremely large area of lawn, attractive pergola, mature borders and the rear garden measures approximately 140ft with an ornamental fishpond and storage sheds.

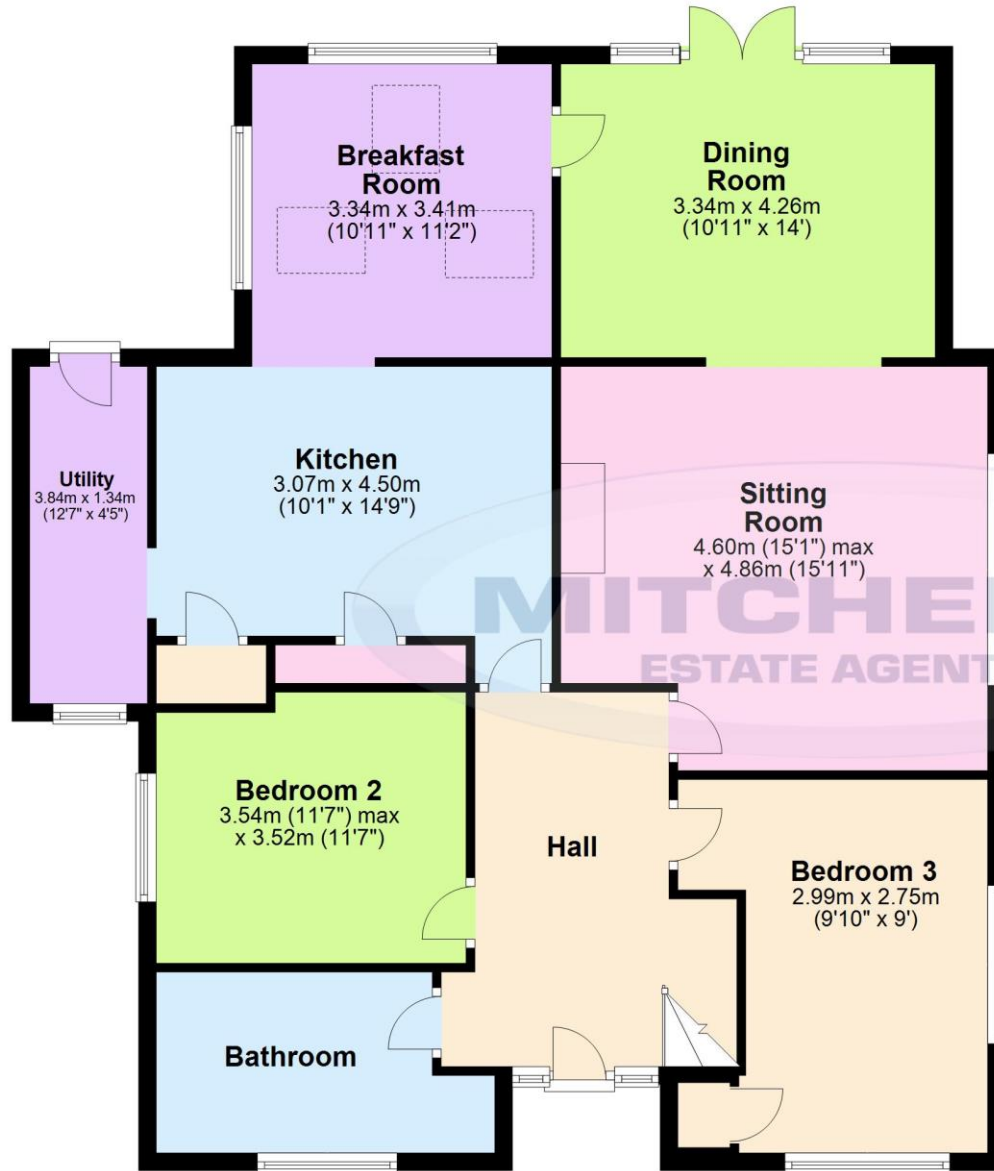


Services

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

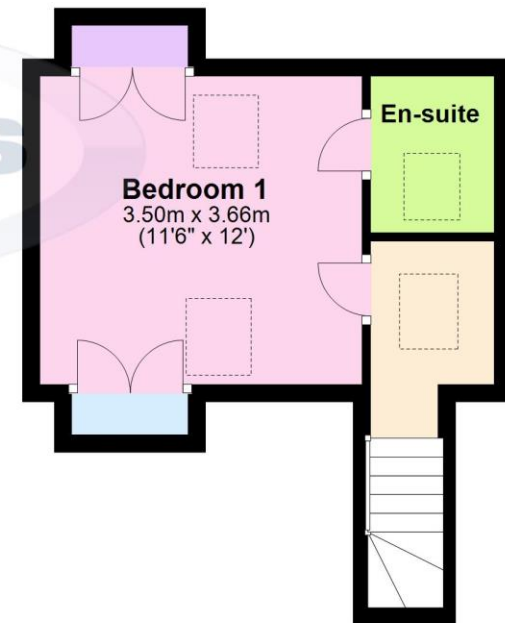
Floor Plan

Approx. 99.0 sq. metres (1065.5 sq. feet)



First Floor

Approx. 21.5 sq. metres (231.7 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.

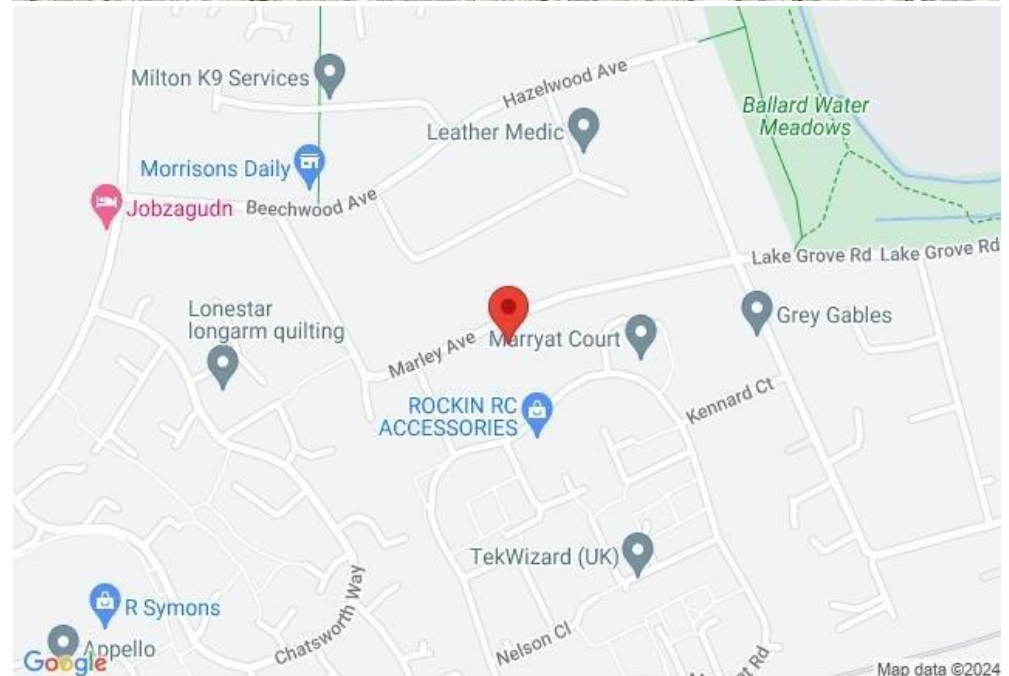
23 Marley Avenue, New Milton

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, at the end bear right into Kennard Road. Take the third turning left into Marley Avenue where the property will be found on the left hand side.





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