



1 Ferndale Road, New Milton, BH25 5EX

£539,950

Mitchells

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*1 Ferndale Road
New Milton
Hampshire
BH25 5EX*

This fantastic and beautifully presented four bedroom chalet bungalow is ideally situated a short walk of the mainline railway station and local bus route and walking distance of both Ballard Lake and New Milton town centre. The property offers bright and spacious accommodation with features including a through kitchen/dining room, a separate sitting room, a utility room, two ensuite bedrooms and a private and secluded garden. A viewing at this property is highly recommended.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Ground Floor Bedroom
- Ground Floor Cloakroom
- Ensuite Shower Room
- First Floor Landing
- Three Bedrooms
- Family Shower Room
- Ensuite Bathroom
- Driveway
- Private & Secluded Garden



The Property

Entrance hall with stairs to first floor landing, understairs storage area, radiator and access to the ground floor cloakroom.

Ground floor cloakroom has a corner wash hand basin with tiled splashback, WC, extractor fan and radiator.

The sitting room is situated at the front of the property with an attractive bay window, feature fireplace with inset electric fire, TV aerial point, ample space for three piece suite and double opening doors lead through to the dining area.

The kitchen/dining room has a fantastic range of shaker style wall and base units with a contrasting worktop, breakfast bar, ample space for a four seater table and chairs and integrated appliances include a four burner gas hob with extractor fan over and tiled splashback, eye level double oven, ceramic one and a half bowl sink with mixer tap over and drainer, dishwasher, double casement doors lead out to the patio and rear garden and this opens through to the utility area.

The utility has space and plumbing for a washing machine, has a wall mounted Vaillant combi boiler, integrated fridge freezer, a UPVC window, a UPVC door leading out to the rear garden and storage area for Hoover, ironing board, etc.

The ground floor double bedroom has an attractive bay window to the front, ample space for double bed and furniture and benefits from its own ensuite shower room.

The ensuite shower room consists of a walk in shower with folding glass shower doors, electric shower attachments and wash hand basin with mixer tap over and storage beneath.

On the first floor landing is a hatch to roof space and a Velux window for light.

The master bedroom is a particularly good size with ample space for a king sized bed, has a great range of built in Hammonds furniture, a UPVC window with an outlook to the front and its own ensuite bathroom.

The ensuite comprises of a corner Jacuzzi style bath, wash hand basin with storage beneath, WC with hidden cistern, mirror fronted medicine cabinet and UPVC window.

Bedrooms two and three are both double bedrooms with bedroom two having a fantastic range of built in Sharps furniture and space for a double bed with built in bedside units.

The family bathroom has fully tiled walls, tiled flooring, pedestal wash hand basin with mixer tap over, WC and corner shower cubicle with thermostatic shower attachments.





Gardens & Grounds

To the front of the property is a block paved driveway giving off road parking for approximately two vehicles with the rest of the front laid to lawn, mature borders and a low level brick wall.

To the rear of the property is a generous area of outside patio making a fantastic space for outside entertaining with steps up to a large area of lawn with mature and colourful borders and a storage shed with built in work bench, power and lighting.

There is also another small shed at the side of the property.

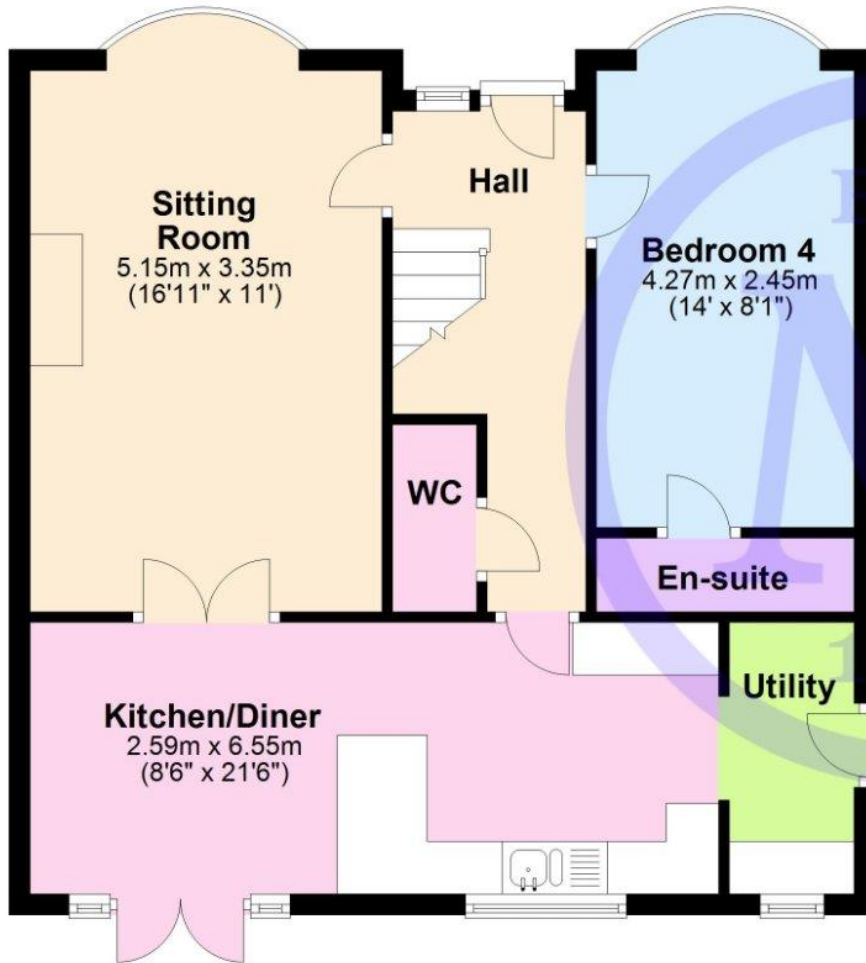


Services

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

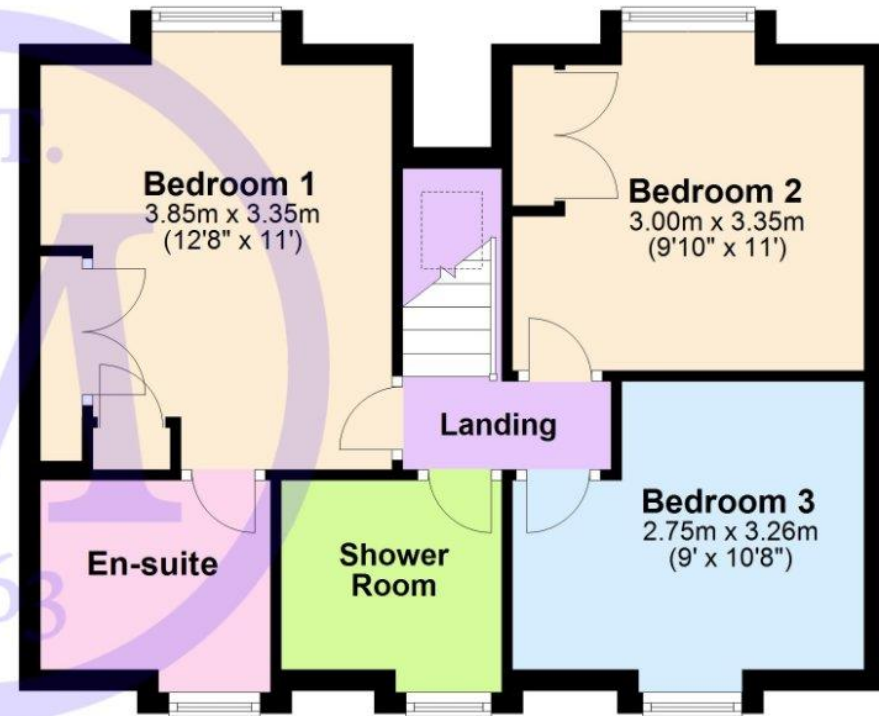
Ground Floor

Approx. 61.2 sq. metres (658.7 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.4 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.

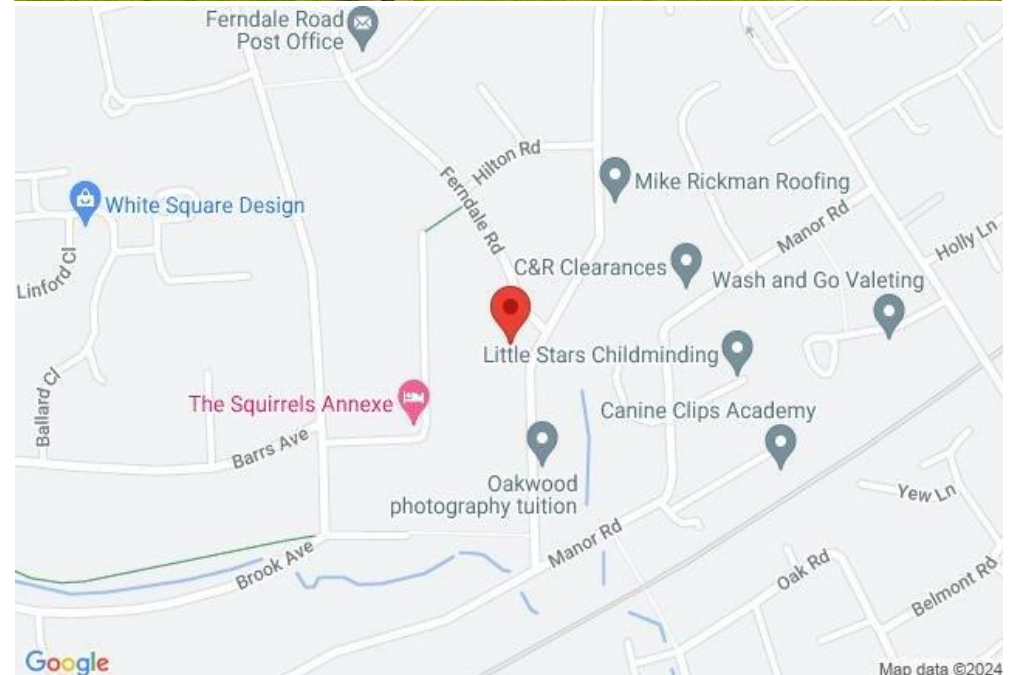
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Situation

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 up Station Road. Continue over the railway bridge taking the first turning right into Manor Road. Continue along Manor Road and down the hill. At the bottom of the hill take the first turning left into Oakwood Avenue. Just before the first left into Ferndale Road, the property will be seen on your left hand side.





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