



19 Yew Lane, New Milton, BH25 5BA

£345,000

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*19 Yew Lane
New Milton
Hampshire
BH25 5BA*

A superbly presented three bedroom townhouse having been comprehensively modernised and updated in recent years creating a lovely family home in this convenient location within easy reach of the sought after local schools and amenities. Other features of the property include a lovely modern kitchen/breakfast room with built-in appliances, a ground floor cloakroom, two reception rooms, a garage in nearby block, landscaped gardens, a modern bathroom, excellent decorative order throughout and an internal viewing is strongly recommended.

- Porch
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Landing
- Three Bedrooms
- Bathroom
- Garage
- Private Gardens



The Property

Entrance porch with UPVC double glazed front door and storage cupboard.

Good sized sitting room with a UPVC double glazed picture window to the front aspect, contemporary radiators and an arch leads through to the separate dining room with twin UPVC double glazed doors onto the patio, a lovely outlook over the rear garden, useful understairs storage, recess ceiling spotlights, a contemporary radiator and stairs to the first floor.

Superb kitchen/breakfast room fitted with a range of white wall and base units with soft closing drawers and doors and a contrasting timber effect worktop with an inset Franki one and a half bowl sink unit with mixer tap over, integrated electric oven, grill, four burner gas hob, extractor, washing machine and slimline dishwasher, breakfast bar, space for American style larder fridge, attractive wall tiling, under cupboard lighting, timber effect flooring, recess ceiling spotlights and an outlook over the rear garden.

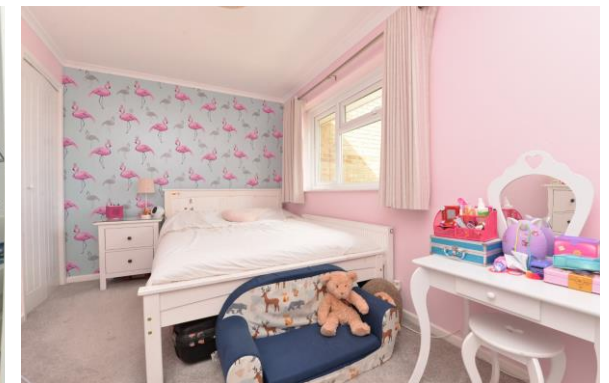
Rear lobby with UPVC double glazed door to outside.

Ground floor cloakroom fitted with a modern white suite.

First floor landing with trap to the roof space and useful airing cupboard.

Three bedrooms, two with built in storage.

Luxury bathroom recently refitted with a modern white suite comprising a shaped panel bath with an independent shower over and glass shower screen, wash basin with storage beneath, WC, chrome ladder style heated towel rail, recess ceiling spotlights, attractive wall tiling and timber effect flooring.





Gardens & Grounds

The property sits on a well landscaped plot with the front garden laid mainly to lawn with an attractive brick edging, pebble borders and olive trees.

The rear garden is a particular feature having a good sized area of Indian sandstone patio with central pathway through the artificial lawn leading to a second patio area ideal for outside dining, timber garden shed and timber gate providing rear access.

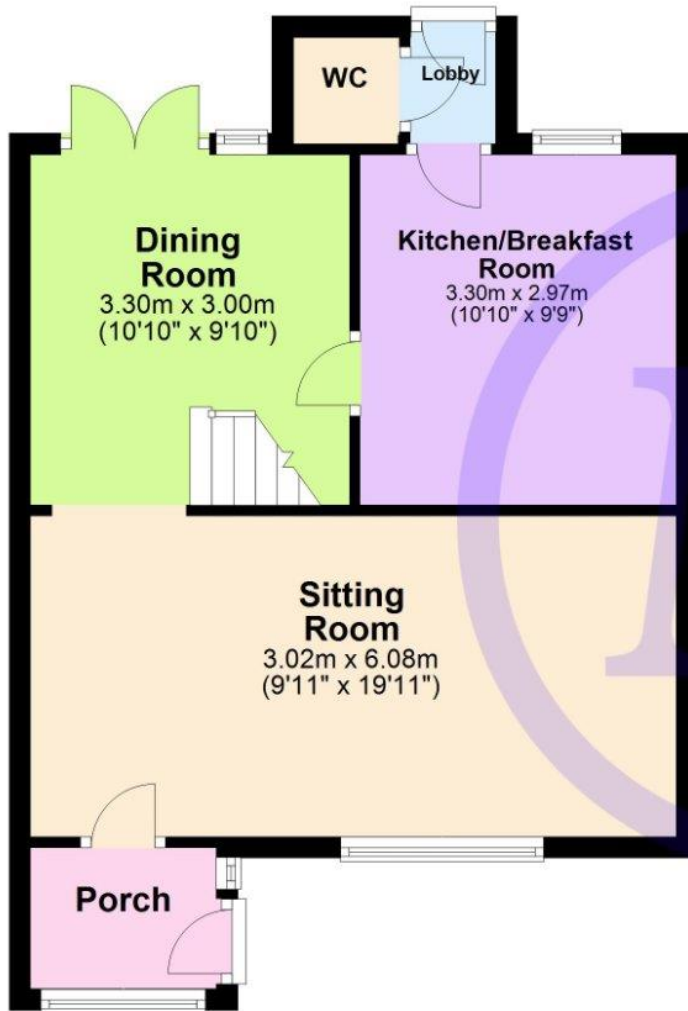
There is an allocated parking space to the rear of the property and a garage in nearby block with up and over door.

Services

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

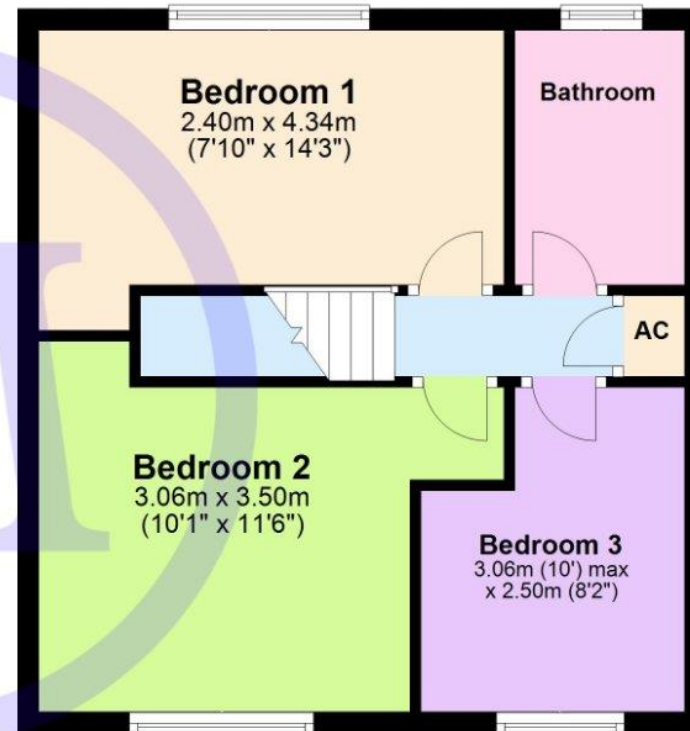
Ground Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



First Floor

Approx. 49.7 sq. metres (534.7 sq. feet)



Total area: approx. 93.3 sq. metres (1004.2 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.

19 Yew Lane, Ashley, 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 proceed across the traffic lights into Ashley Road. Continue through the next set of lights. Upon reaching the village of Ashley, turn left into Ashley Common Road. Take the second turning left into Belmont Road. First right into Yew Lane. Bear left and the property will be found on the right hand side.





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