



8a York Avenue, New Milton, BH25 6BT

£489,000

Mitchells
1963 — TODAY



*8a York Avenue
New Milton
Hampshire
BH25 6BT*

This spacious three bedroom house was built by award winning local builders Pennyfarthing Homes and has since been upgraded and is presented in outstanding condition throughout. The property is located on a quiet road within a short walk of New Milton town centre, good local schools and mainline railway station and offers bright and modern living with features including a luxury kitchen, a ground floor cloakroom, a master bedroom with en-suite, off road parking and a private west facing garden.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Ground Floor WC
- First Floor Landing
- Three Double Bedrooms
- Bathroom
- En-Suite Shower Room
- Driveway
- Private Garden



The Property

The front door leads through to the entrance hall with attractive oak flooring, stairs to first floor landing and a useful understairs storage cupboard.

The ground floor cloakroom is fitted with a modern white suite comprising a wash hand basin with mixer tap over and storage beneath, WC, radiator, tiled splashback and UPVC window.

The kitchen is a particular feature of this property and is fitted with a fantastic range of grey shaker style wall and base units with a contrasting quartz worktop with a sink unit with mixer tap over and double drainer, a pull out larder cupboard, breakfast bar and integrated appliances include an eye level double oven, a five burner gas hob with extractor fan over, dishwasher, tall stand up fridge freezer, washing machine and wine fridge.

Double casement doors lead through to the sitting/dining room with a bright westerly aspect, a feature fireplace with a stone surround, marble hearth and inset electric fire and double casement doors lead out to the patio and rear garden.

First floor landing with airing cupboard housing the pressurised hot water cylinder, additional storage cupboard and hatch to roof space.

On the first floor are three double bedrooms with the master benefitting from a mirror fronted wardrobe and a modern en-suite shower room with a WC, shower cubicle and chrome heated towel rail.

Bedroom two is a lovely sized double and bedroom three is a small double, currently set up as a snug or would work as a home office.

Family bathroom with a white suite comprising a panel bath with shower attachment over and glass shower screen, WC, wash hand basin with mixer tap over and storage beneath, fully tiled walls and a towel rail.

The boiler was replaced approximately four years ago.





Gardens & Grounds

To the front of the property is a double width block paviour driveway giving access to the front door.

To the rear of the property is a sunny west facing garden with a rear gate for access, a large patio area, high level fencing and a useful storage shed.

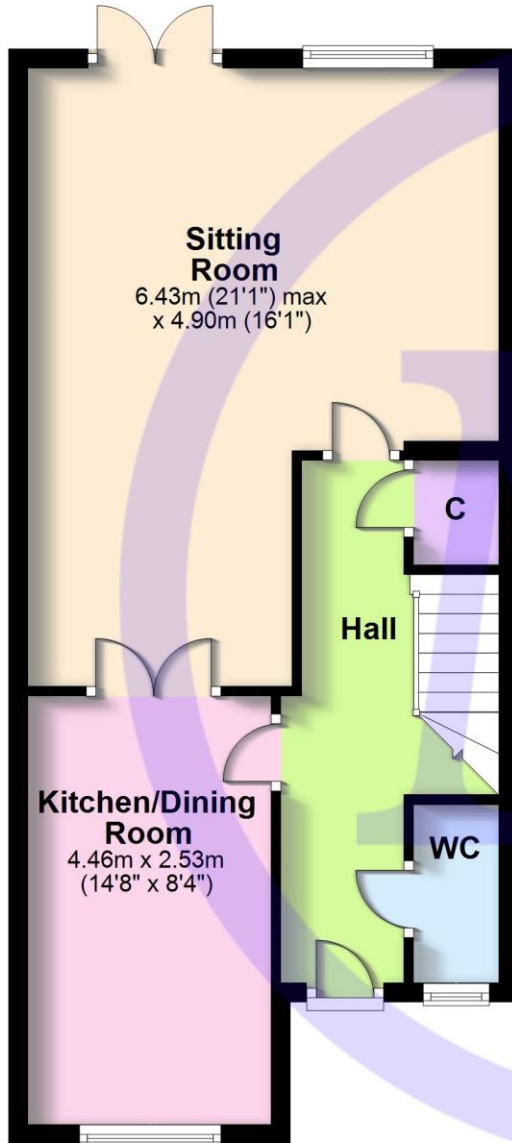


Services

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

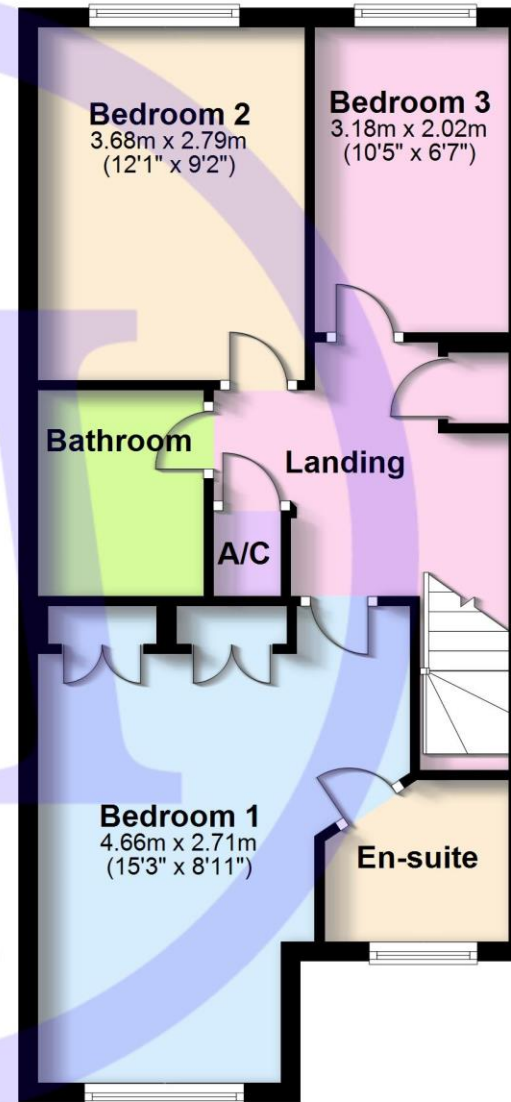
Ground Floor

Approx. 50.4 sq. metres (542.5 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.5 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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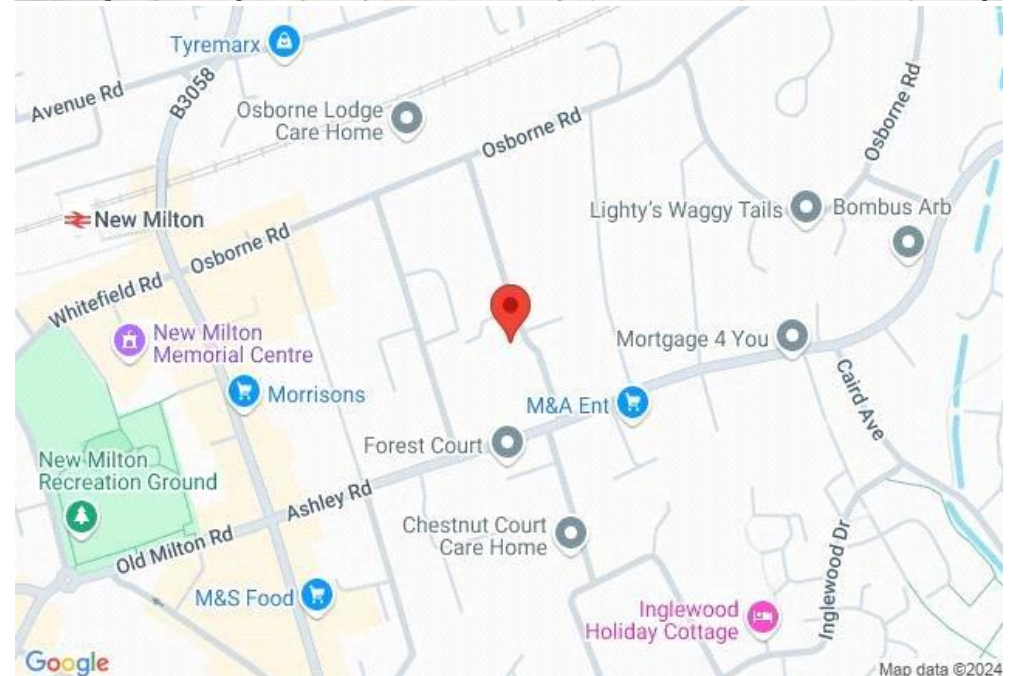


Situation

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 proceed across the traffic lights into Ashley Road, continue through the next set of lights and take the second left into York Avenue where the property will be found on the left hand side.





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