



6 Ubsdell Close, New Milton, BH25 5NW

£345,000

Mitchells
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*6 Ubsdell Close
New Milton
Hampshire
BH25 5NW*

This beautifully presented two double bedroom house is situated close to New Milton town centre and enjoys views over Ballard Lake. The property is offered in excellent condition throughout with features including a ground floor cloakroom, a modern kitchen, a large UPVC conservatory, a south facing garden and parking.

- Entrance Hall
- Kitchen
- Ground Floor Cloakroom
- Sitting Room
- Conservatory
- First Floor Landing
- Two Double Bedrooms
- Family Bathroom
- Parking
- Private & Secluded South Facing Garden



The Property

The front door leads through to the entrance hall with engineered wood flooring which runs through into the sitting room, walk in storage cupboard and a radiator.

The ground floor cloakroom has a modern suite comprising a WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, part tiled walls and a chrome heated towel rail. This also houses the electrical consumer unit.

The kitchen is fitted with a lovely range of cream shaker style wall and base units with a contrasting quartz worktop, sink with mixer tap over and drainer, integrated appliances include a four burner gas hob with extractor fan over, undercounter double oven, tiled splashback, cupboard housing the Worcester boiler, central heating controls and space and plumbing for a washing machine and tall stand up fridge freezer.

The sitting room has stairs to the first floor landing, TV aerial point, double radiator and a glazed casement door leading through to the conservatory.

The conservatory is constructed of floor to ceiling double glazed units with double casement doors leading out to the garden, double glazed roof and a bright sunny southerly aspect.

First floor landing with hatch to loft space and radiator.

The family bathroom is fitted with a modern white suite comprising a WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, panel bath with mixer tap over and independent thermostatic shower attachments with glass shower screen, tiled flooring, underfloor heating, fully tiled walls, large chrome heated towel rail and extractor fan.

On the first floor are two generous double bedrooms with the master being situated at the rear of the property with an outlook over the rear garden, an excellent range of built in storage and an airing cupboard housing the hot water cylinder and slated shelves for storage.

Bedroom two is situated at the front of the property with ample space for storage and enjoys views over Ballard Lake.





Gardens & Grounds

To the front of the property is allocated parking.

To the rear is a beautifully landscaped south facing garden which has been laid to hard landscaping for ease of maintenance with high level fencing making it extremely private and secluded and storage shed to the rear.

Services

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

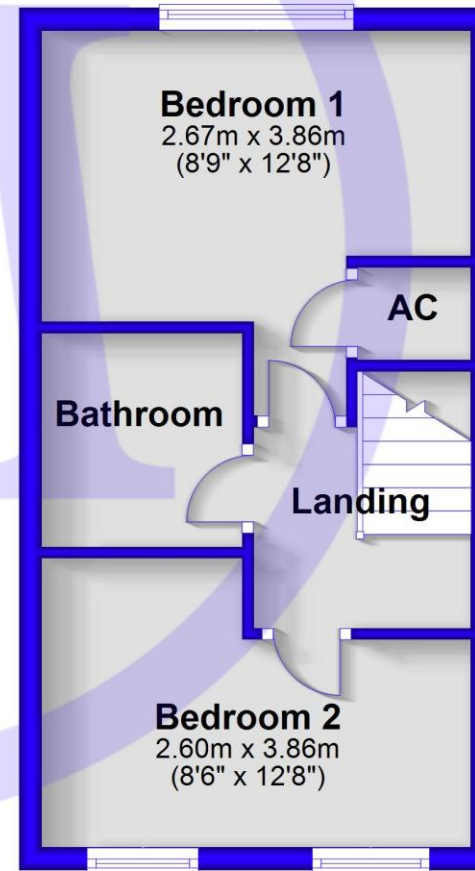
Ground Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.5 sq. feet)



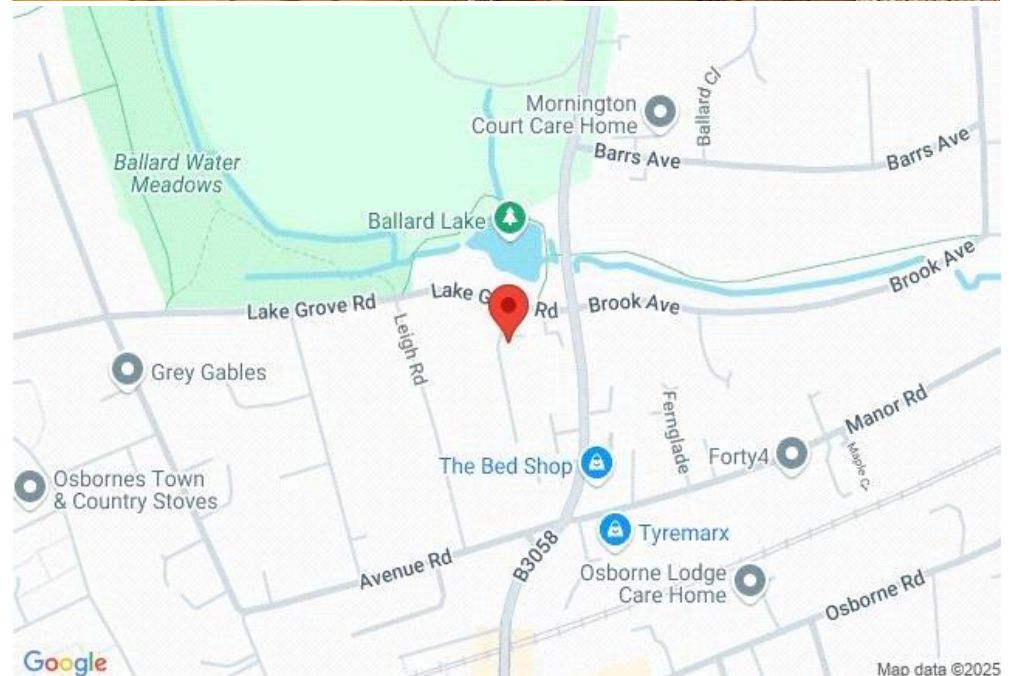
Total area: approx. 63.6 sq. metres (684.6 sq. feet)

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 second turning left into Lake Grove Road, left into Ubsdell Close where the property will be found on the left hand side.





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