



51 Ferndale Road, New Milton, BH25 5EX

£425,000

Mitchells
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*51 Ferndale Road
New Milton
Hampshire
BH25 5EX*

This fantastic and highly deceptive three bedroom detached house is conveniently located a stone's throw of the local shops and walking distance of New Milton town centre and Ballard Lake. The property offers bright and versatile accommodation with features including a through lounge/dining room, modern kitchen and bathrooms, a utility room, a ground floor study and a master bedroom with an en-suite.

- Entrance Porch
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Ground Floor Cloakroom
- Study
- Utility Room
- First Floor Landing
- Family Bathroom
- Three Bedrooms
- En-Suite Shower Room
- Private Garden
- Garage
- Parking



The Property

Entrance porch with UPVC windows and access through to the entrance hall and study.

The study gives access through to the utility room and has a radiator and a cupboard housing the gas metre, electric metre and electrical consumer unit.

The utility room has tiled flooring, a modern range of wall and base units with a contrasting worktop, a UPVC door gives access to the garden and has space and plumbing for a washing machine and tumble dryer.

The entrance hall has solid wood flooring, stairs to first floor landing, central heating thermostat, understairs storage cupboard and ground floor cloakroom.

The ground floor cloakroom consists of a modern suite comprising a WC, wash hand basin with mixer tap over and storage beneath, fully tiled walls, radiator and a UPVC window.

The entrance hall opens through to the kitchen with a modern range shaker style wall and base units with a contrasting timber effect worktop, part tiled walls, recess ceiling spotlights, UPVC door leading out to the patio and rear garden, stainless steel sink with mixer tap over and drainer and integrated appliances include a four burner gas hob with extractor fan over, undercounter oven, dishwasher, wall mounted Worcester combination boiler and space and plumbing for a tall stand up fridge freezer.

The sitting/dining room is a particular feature of the property with a bright and airy double aspect, a feature fireplace with a marble surround and an inset living flame gas fire and sliding patio doors lead out to the patio and rear garden.

First floor landing with UPVC window and loft hatch with a drop down ladder.

On the first floor are three double bedrooms, all of which benefit from built in wardrobes and with the master enjoying views over the rear garden and benefitting from its own en-suite shower room.

The en-suite comprises of a walk in double shower with thermostatic shower attachments, wall hung wash hand basin with mixer tap over, WC, chrome heated towel rail and mirror fronted medicine cabinet.

Family bathroom with tiled flooring, fully tiled walls and suite comprising a panel bath with mixer tap over and hand held shower attachment, glass shower screen, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, chrome heated towel rail and a wall mounted mirror with a built in mirror, shaver point and light.





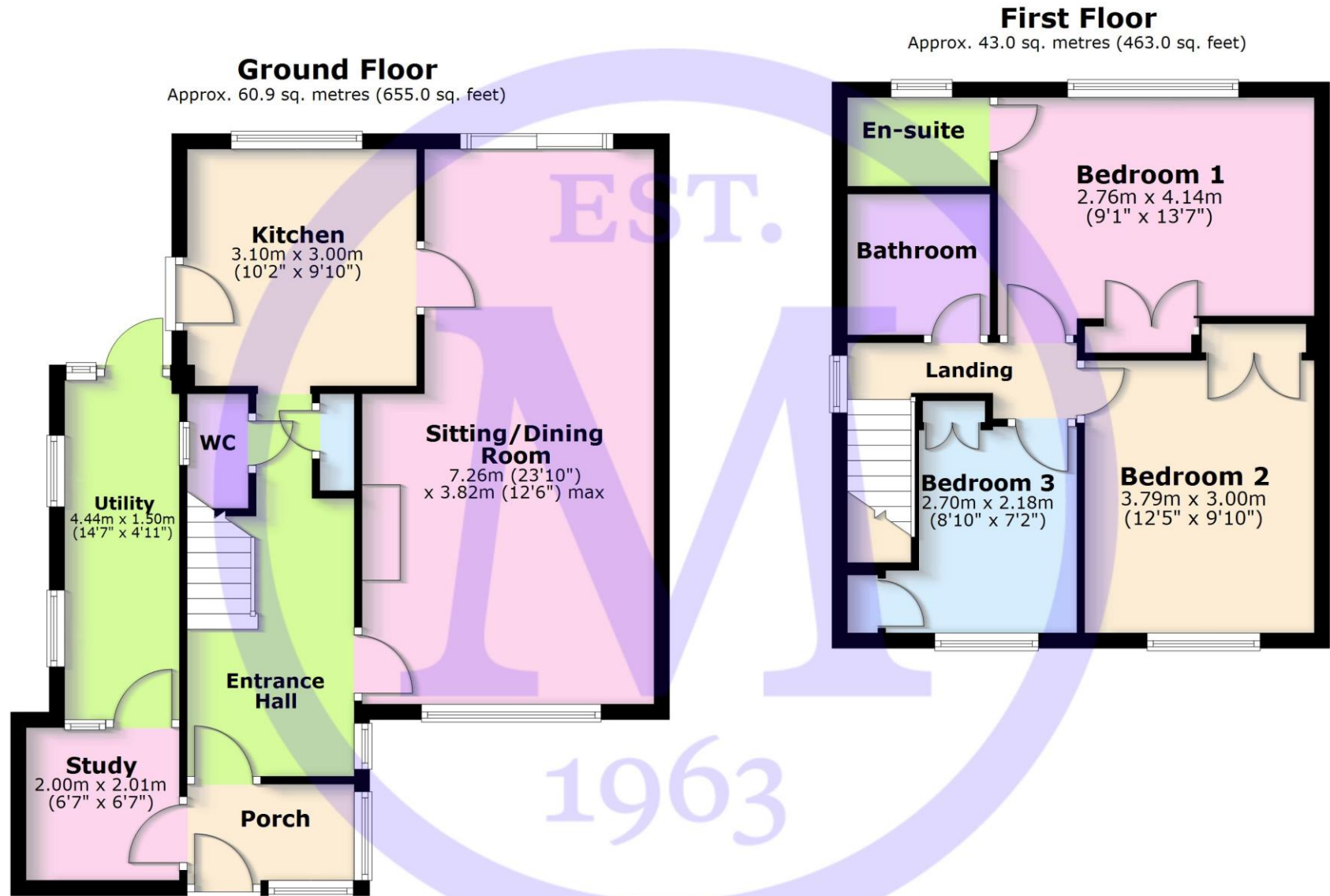
Gardens & Grounds

To the front of the property is a large area of lawn with a path leading up the front door.

To the rear of the property is a beautifully landscaped garden surrounded by high level fencing making it extremely private and secluded, a large area of patio, mature and colourful borders, a rear gate giving access to the parking and a pedestrian door gives access to the single garage with up and over door, power and lighting.

Services

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating To be confirmed



Total area: approx. 103.9 sq. metres (1118.0 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.

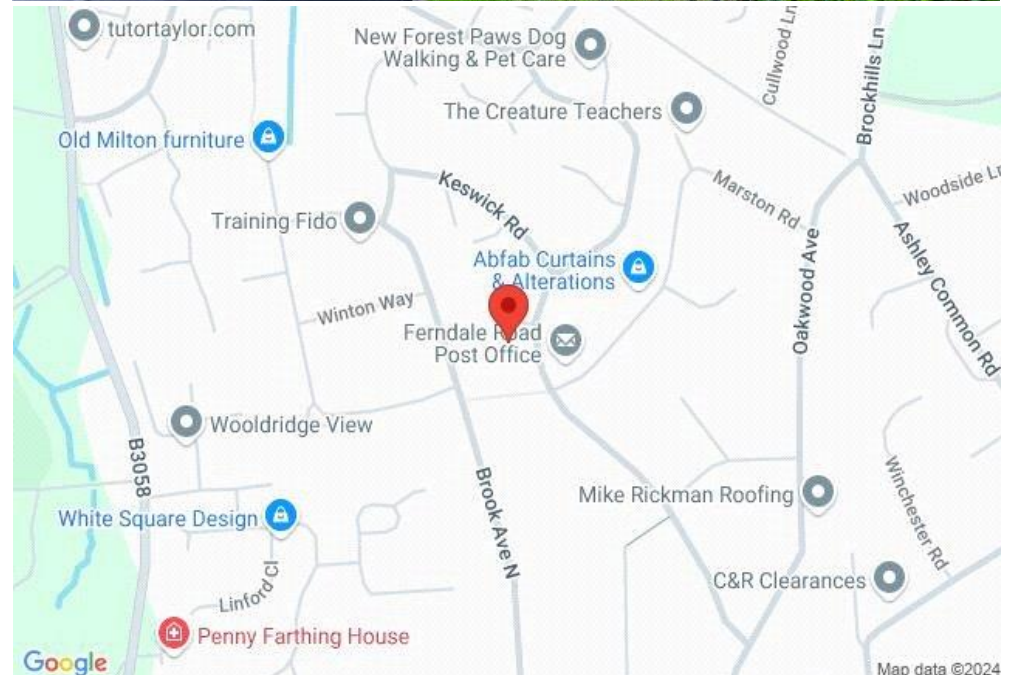
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Situation

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 over the railway bridge. Take the fifth turning right into Hollands Wood Drive and the third right into Ferndale Road where the property will be seen after a short distance on the right hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

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