



36 Crossmead Avenue, New Milton, BH25 6NF

£649,950

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*36 Crossmead Avenue
New Milton
Hampshire
BH25 6NF*

A superbly presented three double bedroom detached bungalow situated in a highly sought after central location and having been both extended and modernised in recent years. Other features of this lovely bungalow include a superb open planned kitchen/living/dining area in addition to the large separate sitting room, a fantastic master bedroom suite with a high quality en-suite shower room and casement doors onto the rear garden, a large luxury bathroom, good off road parking and an internal viewing is strongly recommended to fully appreciate the size and quality of the property.

- Entrance Hall
- Sitting Room
- Kitchen/Living/Dining Room
- Three Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Garage
- Off Road Parking
- Private Gardens



The Property

Entrance hall with attractive timber effect flooring, recess ceiling spotlights and trap to the loft room with a pull down ladder providing access to the useful occasional room.

A lovely triple aspect sitting room with UPVC double glazed sliding doors to outside.

A stunning large open planned kitchen/living/dining space with the kitchen area having an extensive range of high quality wall and base units with a quartz worktop and breakfast and high quality integrated appliances comprising twin Neff double electric ovens with combination ovens above, Neff touch control induction hob, full height fridge and separate freezer, corner larder cupboard, dishwasher and wine fridge, further pull out larder cupboard, undermounted sink unit with mixer tap over, refuse cupboard, recess ceiling spotlights, wall mounted Baxi gas fired boiler concealed in cupboard and attractive timber effect flooring which leads through to the good sized living/dining space with twin roof lights providing an abundance of natural light, contemporary radiators and twin UPVC double glazed doors onto the patio and rear garden.

Three double bedrooms, one with built in wardrobes and with the master bedroom benefitting from attractive timber effect flooring, twin casement doors to outside, built in triple wardrobe and an en-suite shower room comprising a large fully tiled shower cubicle with a thermostatic control shower, wash basin with storage beneath, WC, recess ceiling spotlights, an extractor fan and a contemporary towel rail.

Large main bathroom fitted with a modern white suite comprising a corner shower cubicle with a Mira thermostatic control shower, panel bath with a mixer tap over, wash basin with storage beneath, WC, contemporary towel rail, recess ceiling spotlights and an extractor fan.





Gardens & Grounds

The property sits on a pleasant mature plot with the front garden having a good sized area of block paviour driveway providing off road parking with the remainder laid mainly to lawn with mature and colourful borders.

Adjoining the rear of the property is a good sized area of Indian sandstone patio with the remainder of the garden laid mainly to lawn, a raised decking area and a timber garden shed.



Services

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

Floor Plan

Approx. 157.0 sq. metres (1690.3 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.

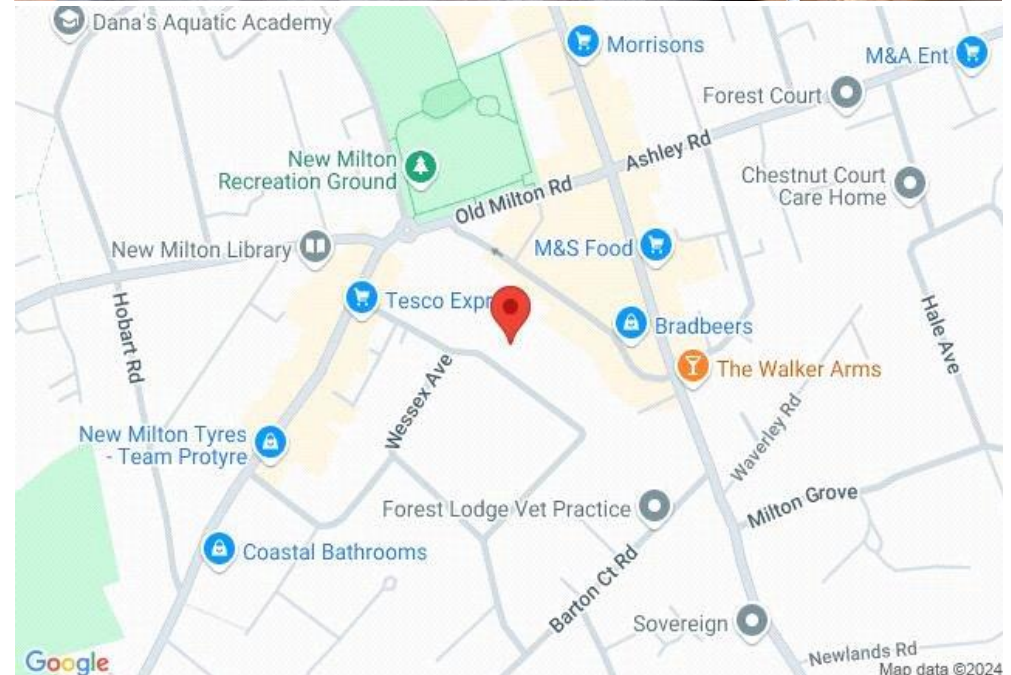
36 Crossmead Avenue, New Milton

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 along Old Milton Road. Upon reaching the mini roundabout, continue straight across and take the first turning on the left into Crossmead Avenue where the property will be found after a short distance on the left hand side.





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