



*33 Ferndale Road, New Milton, BH25 5EX*

*£450,000*

**Mitchells**  
1963 — TODAY



*33 Ferndale Road  
New Milton  
Hampshire  
BH25 5EX*

This lovely three double bedroom chalet bungalow is conveniently situated a stones throw from local shops and walking distance from New Milton town centre. The property offers versatile accommodation with features including spacious entrance hall, two ground floor double bedrooms, modern kitchen and a sunny and secluded south west facing garden.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Two Ground Floor Double Bedrooms
- Family Bathroom
- Conservatory
- First Floor Bedroom Three
- Covered Walkway
- Single Garage
- Driveway
- Secluded South West Facing Rear Garden



# The Property

Entrance porch with tiled flooring and useful coat hooks

The generous entrance hall has timber effect flooring, double radiator, central heating controls and cupboard housing the electrical consumer unit and meter.

Kitchen/dining room with tile effect flooring, modern white gloss wall and base units with contrasting worktop, sink with mixer tap over and drainer, integrated appliances include four burner electric hold with glass splashback and extractor fan over, under counter oven, and space for dishwasher, washing machine and tall fridge freezer, space for a four seater table and chairs. A door leads out to the rear porch with storage cupboard housing the modern Worcester central heating boiler and covered walkway to the garage.

The sitting room is located at the rear of the property, has sliding patio doors into the conservatory, feature fireplace with working wood burning stove, TV aerial point and archway leading to the stairs to the first floor.

Family bathroom is a particularly generous room with tiled flooring, fully tiled walls and suite comprising WC, wash hand basin with mixer tap over and storage beneath, panel bath with mixer tap over, independent shower with sliding glass doors and thermostatically controlled shower, heated towel rail two UPVC windows and recess ceiling spotlights.

On the ground floor there are two double bedrooms both situated at the front of the bungalow and have an outlook over the front garden.

On the first floor is bedroom three which is also a lovely double bedroom with a bright double aspect, built in cupboard and eaves storage.

To the rear of the property is a conservatory with double casement doors leading out to the patio constructed with wall to ceiling UPVC windows with built in blinds.





## *Gardens & Grounds*

To the front of the property is a tarmac driveway giving off road parking to five/six vehicles and would make ideal storage for boat or caravan with the rest of the front mainly laid to lawn with picket fence to the front.

The rear garden is a particular feature of the property and is generous in size, and has a bright sunny south westerly aspect, has high level fencing, is extremely private and secluded with a raised area of patio and ornamental fish pond. There is also access into the garage and a side gate which gives access to the driveway.

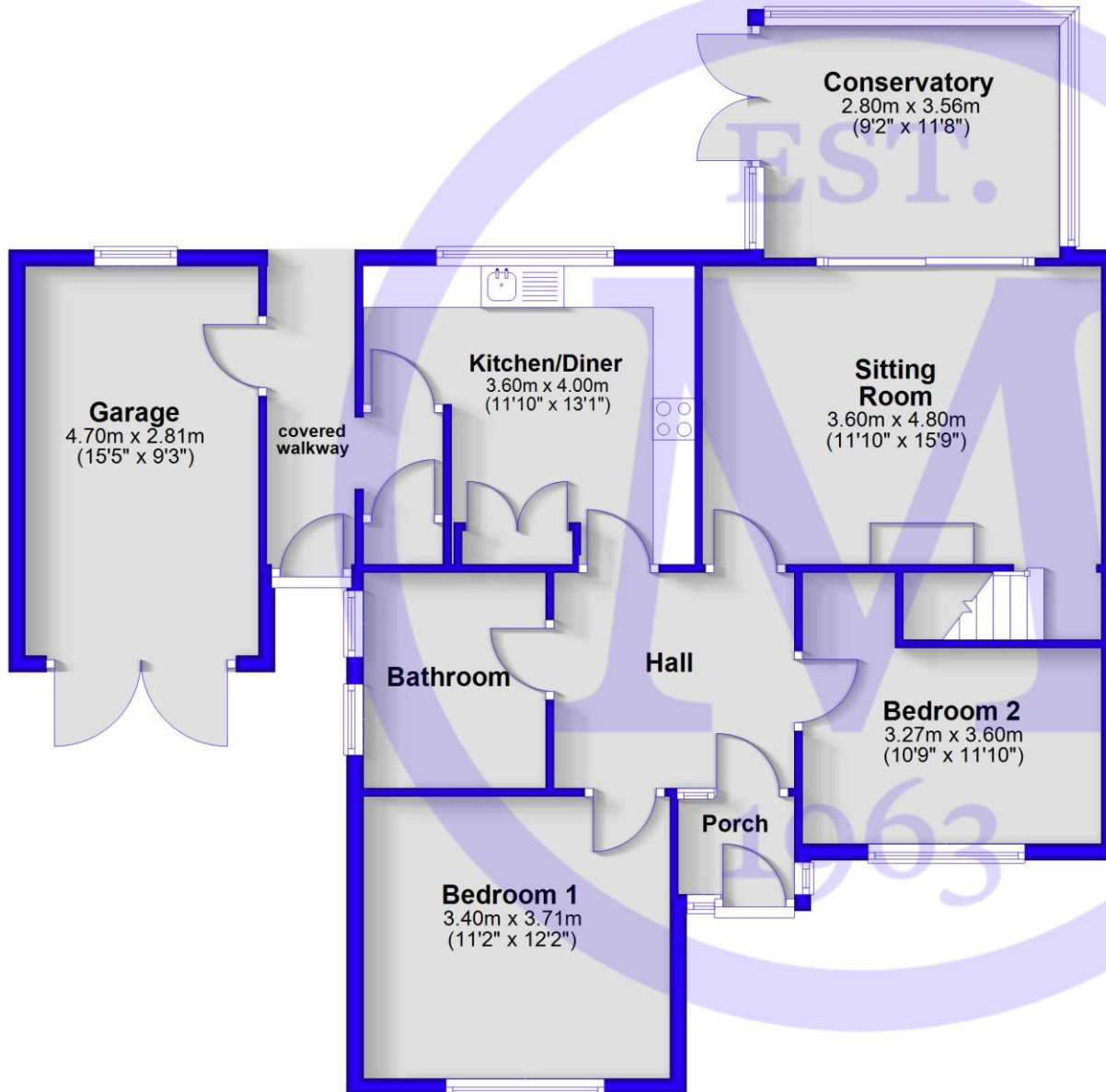


## *Services*

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

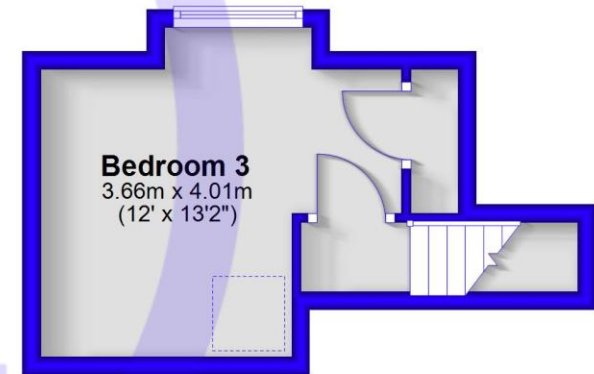
## Ground Floor

Approx. 101.6 sq. metres (1093.2 sq. feet)



## First Floor

Approx. 16.6 sq. metres (178.3 sq. feet)



Total area: approx. 118.1 sq. metres (1271.5 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 up Station Road. Continue over the railway bridge taking the first turning right into Manor Road. Continue along Manor Road and down the hill. At the bottom of the hill take the first turning left into Oakwood Avenue. First left again into Ferndale Road where the property will be seen on your left hand side.





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