



*31 Rosewood Gardens, New Milton, BH25 5NA*

*£435,000*

**Mitchells**  
1963 — TODAY



*31 Rosewood Gardens  
New Milton  
Hampshire  
BH25 5NA*

A highly impressive three bedroom semi-detached bungalow having recently undergone a comprehensive modernisation and refurbishment programme and occupying an excellent position in this sought after peaceful location. Other features of the property include a superb modern kitchen/breakfast room with built in appliances, a recently installed central heating system, UPVC double glazed windows, landscaped gardens, a private south westerly rear aspect, a detached garage, a luxury bathroom, a superb en-suite shower room to the master bedroom, a spacious entrance hall and an internal viewing is strongly recommended to fully appreciate both the quality and size of the property.

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- En-Suite Shower Room
- Garage
- Off Road Parking
- Landscaped Gardens



## The Property

Lovely spacious entrance hall with attractive timber effect flooring, trap to the roof space, UPVC double glazed front door and a useful double storage cupboard.

Lovely sitting room with timber effect flooring, feature recess and a pleasant outlook to the front.

Luxury kitchen/breakfast room recently fitted with a range of high quality wall and base units with soft closing drawers and doors, and contrasting light grey stone effect worktops with inset sink unit with mixer tap over, integrated electric oven, microwave, touch control hob, extractor, slimline dishwasher, fridge/freezer, attractive timber effect flooring, recently installed wall mounted gas fired boiler concealed in cupboard, attractive wall tiling, under cupboard lighting, space for kitchen table, and a UPVC double glazed door to outside.

Three bedrooms with the master bedroom benefitting from an en-suite shower room fitted with a white suite comprising a fully tiled shower cubicle with a Mira thermostatic controlled shower, wash basin with storage beneath, WC, chrome ladder style heated towel rail, recessed ceiling spotlights and an extractor fan.

The main bathroom is fitted with a luxury white suite comprising a panel bath with a mixer tap and shower over, and glass shower screen, chrome ladder style heated towel rail, wash basin with storage beneath, WC, attractive wall tiling, recess ceiling spotlights, mirror, wall cabinet with shaver socket and lighting, and an extractor fan.

Gas fired central heating & UPVC double glazing

Immaculate decorative order throughout





## *Gardens & Grounds*

The front garden is laid almost entirely to limestone providing off road parking for at least half a dozen vehicles, hedging provides privacy from the road and the driveway continues along the side of the property leading to the detached single garage with up and over door, power and light.

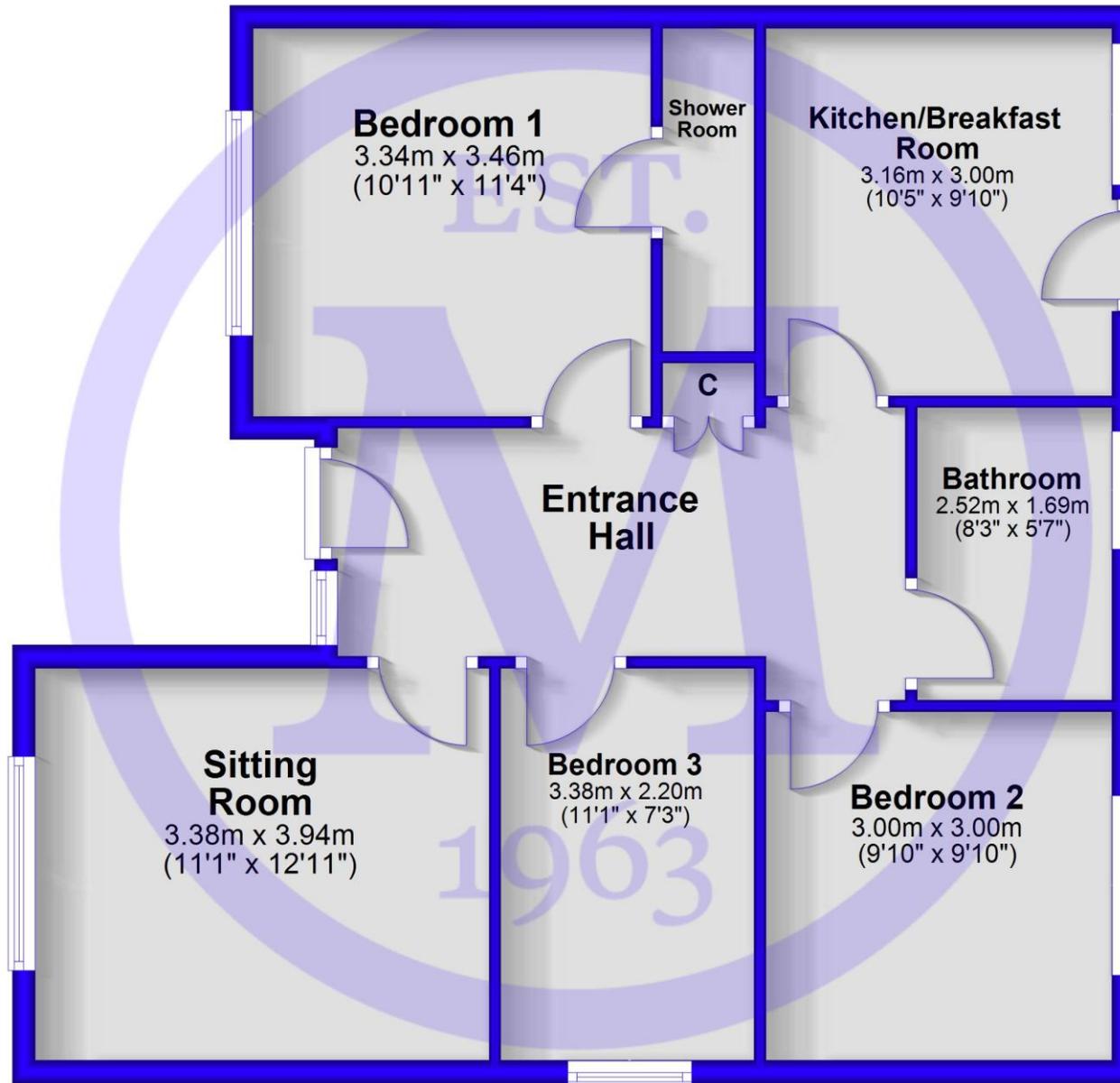
Adjoining the rear of the property is an area of textured paved patio with the remainder of the garden laid mainly to lawn for ease of maintenance, all enjoying a good degree of privacy and a sunny south westerly aspect.

## *Services*

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

# Floor Plan

Approx. 71.1 sq. metres (765.5 sq. feet)



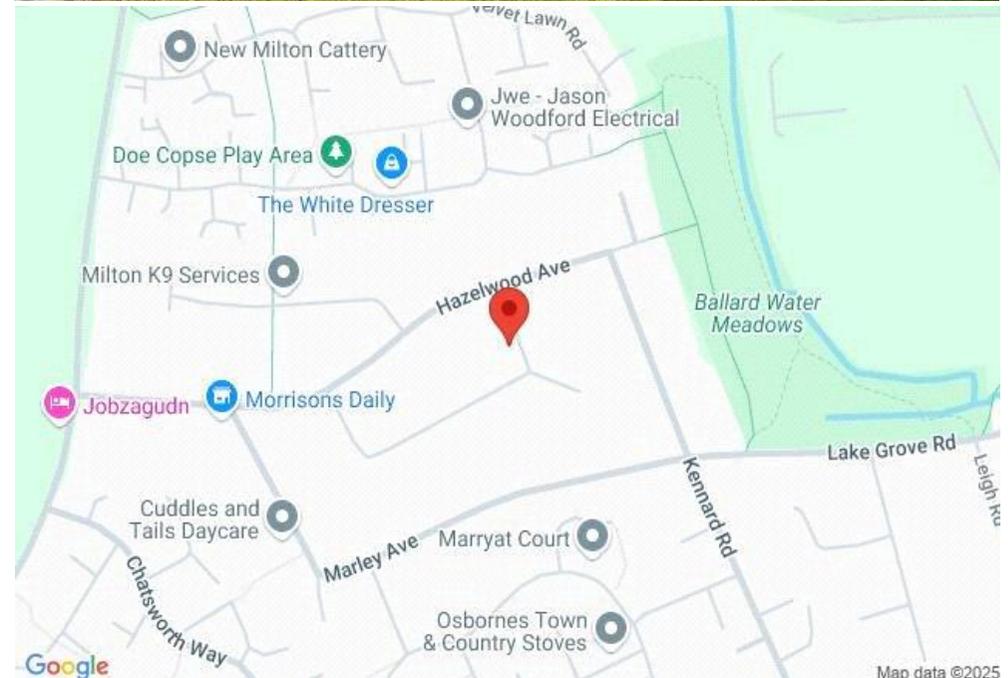
Total area: approx. 71.1 sq. metres (765.5 sq. feet)

## 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 over the railway bridge. Take the first turning left into Avenue Road. At the end bear right into Kennard Road. At the end bear left into Hazelwood Avenue. Take the first left into Rosewood Gardens where the property will be found on the right hand side.





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