



*41 Marryat Road, New Milton, BH25 5LW*

*£315,000*

**Mitchells**  
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*41 Marryat Road  
New Milton  
Hampshire  
BH25 5LW*

This fantastic three bedroom family home is situated just a short walk from New Milton town centre and the local schools. The property offers bright and modern accommodation, featuring a lovely kitchen/dining room, a separate sitting room, a ground floor cloakroom, two generous double bedrooms, and off road parking.

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Driveway
- Private Rear Garden



## The Property

Entrance hall with a useful storage cupboard, tiled flooring, stairs to the first floor landing, an understairs storage cupboard, an electrical consumer unit, and an electric meter.

Ground floor cloakroom with a white suite comprising a wall hung wash hand basin, a WC, a radiator, and an extractor fan.

The kitchen/dining room is a particular feature of this property, offering an attractive outlook over the rear garden. It includes a modern range of grey gloss wall and base units, a contrasting timber effect worktop, and a one and a half bowl sink with a mixer tap and drainer. Integrated appliances include a four burner gas hob with an extractor fan above, a tiled splashback, a dishwasher, and a tall stand up fridge/freezer. There is space and plumbing for a washing machine and a microwave, along with a breakfast bar, ample space for a dining table and chairs, a wall mounted TV aerial point, double casement doors leading out to the patio and rear garden, and a glazed door leading through to the sitting room.

Sitting room with a large picture window to the front, a wall mounted TV aerial point, laminate style flooring, and a modern vertical radiator.

First floor landing with a hatch to the loft space and a storage cupboard.

The family bathroom has a modern white suite comprising a pedestal wash hand basin, a WC, a panel bath, an independent Mira Sport electric shower attachment, a shower curtain, part tiled walls, and a UPVC window.

Three bedrooms, two of which are spacious doubles, all three benefit from built-in storage, and the master enjoys views over the rear garden.





## *Gardens & Grounds*

To the front of the property is a tarmac driveway providing off road parking for approximately two vehicles.

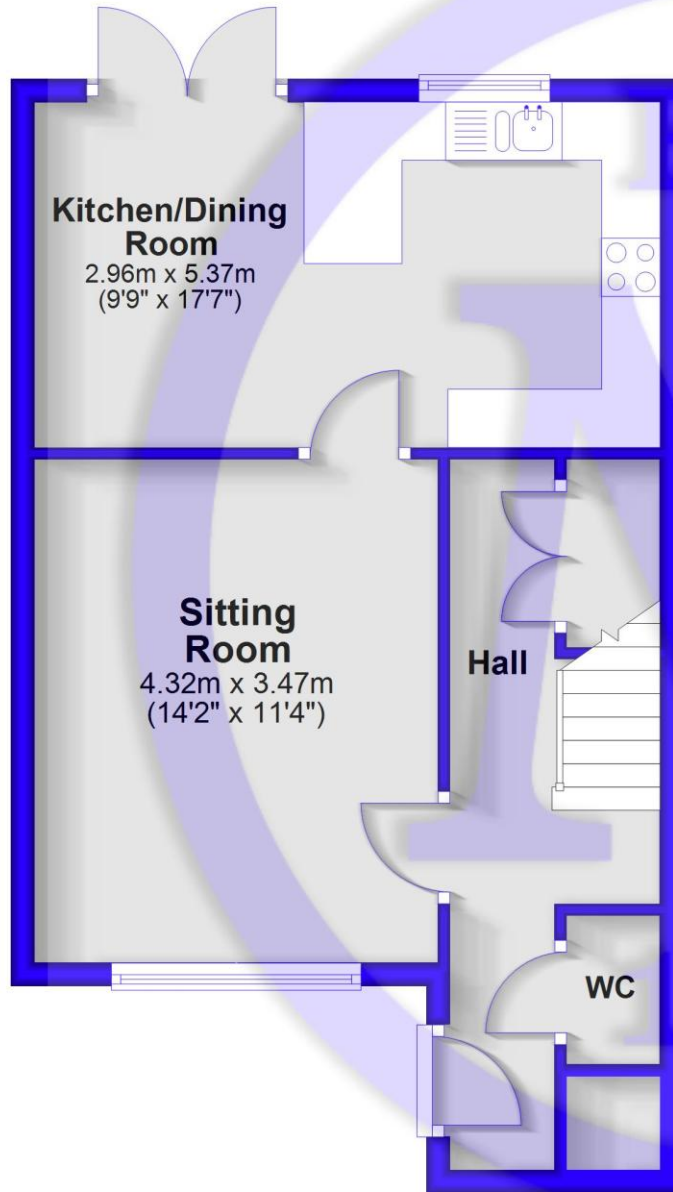
The rear garden is particularly secluded, featuring a large patio area, a further area of artificial grass, and a brick built storage shed with a UPVC door and window. The garden benefits from a bright southeasterly aspect and is surrounded by high level fencing, making it extremely private and secluded.

## *Services*

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

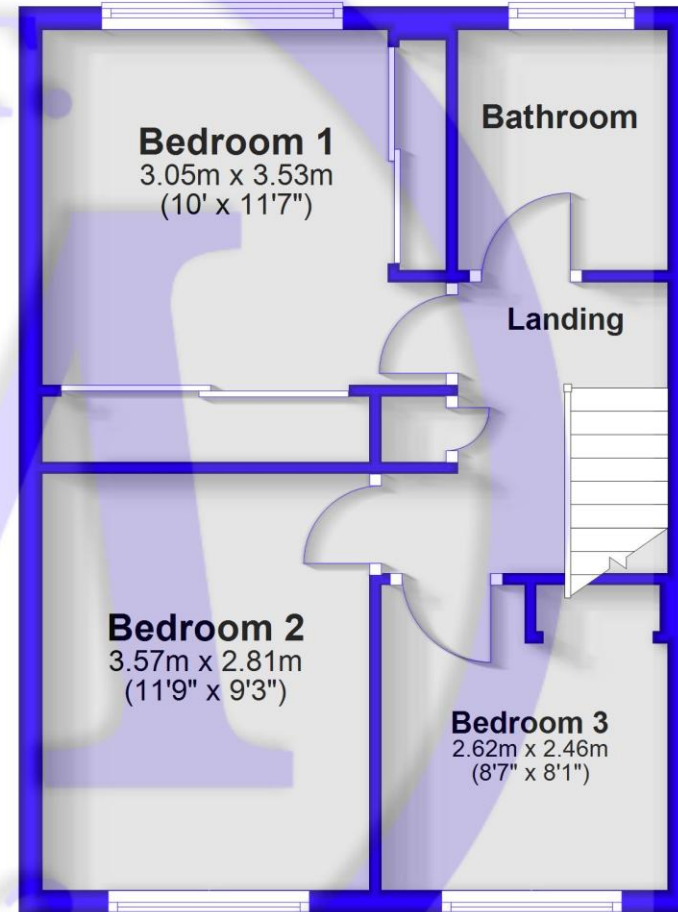
## Ground Floor

Approx. 42.8 sq. metres (461.1 sq. feet)



## First Floor

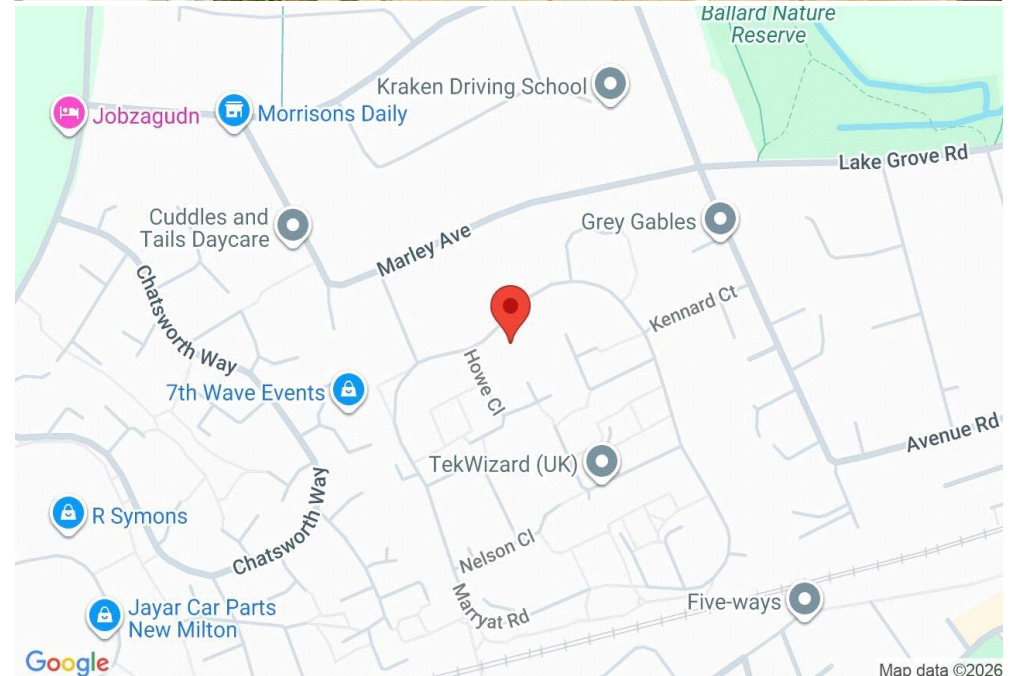
Approx. 39.8 sq. metres (428.8 sq. feet)



Total area: approx. 82.7 sq. metres (889.8 sq. feet)

## Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.





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