



22 Hazelwood Avenue, New Milton, BH25 5LY

£535,000

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*22 Hazelwood Avenue
New Milton
Hampshire
BH25 5LY*

A deceptively spacious three bedroom detached bungalow offering annexe potential, set on a fantastic large plot in this popular residential location. Other features of the property include an impressive large sitting/dining room, three bath/shower rooms, excellent scope for a loft conversion, good off road parking, and the property is offered with no forward chain.

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



The Property

Entrance hall with a UPVC double glazed front door and a hatch with a pull down ladder leading to the large roof space, featuring a Velux window providing natural light.

Superb large sitting/dining room with twin roof lights, recessed ceiling spotlights, UPVC double glazed sliding doors opening onto the patio, and a lovely private outlook over the rear garden.

Kitchen fitted with a range of timber effect units, a contrasting dark worktop, and an inset sink unit with mixer tap. Integrated appliances include a double electric oven, a five burner gas hob, and an extractor. There is space for a fridge and a dishwasher, along with under cupboard lighting, recessed ceiling spotlights, and tiled walls.

Separate utility room with additional storage cupboards, a timber effect worktop, an inset sink unit, space for a tall fridge/freezer or washing machine, a pull out storage cupboard, and a UPVC double glazed door to the outside.

Three bedrooms, with the master bedroom featuring a UPVC double glazed bay window, a separate dressing area with built-in wardrobes, and a fully tiled en-suite shower room fitted with a white suite.

Fully tiled family bathroom fitted with a white suite comprising a panelled bath with an independent shower over, a glass shower screen, a wash basin, a WC, and an extractor fan.

Shower room fitted with a white suite comprising a shower cubicle with a thermostatically controlled shower, a wash basin, a WC, recessed ceiling spotlights, an extractor fan, and fully tiled walls.

The side extension, incorporating a bedroom, a shower room, and a utility room, could be used as a self contained annexe, if required.





Gardens & Grounds

The property sits on a superb large plot, with twin timber gates providing access to the front garden, which is mainly laid to block paving, offering excellent off road parking.

The rear garden is a particular feature of the property, with a paved patio area adjoining the rear of the house and the remainder mainly laid to lawn, along with well stocked flower and shrub borders, an ornamental fishpond, a timber garden shed, a log store, a summerhouse, and offers a good degree of privacy and seclusion.

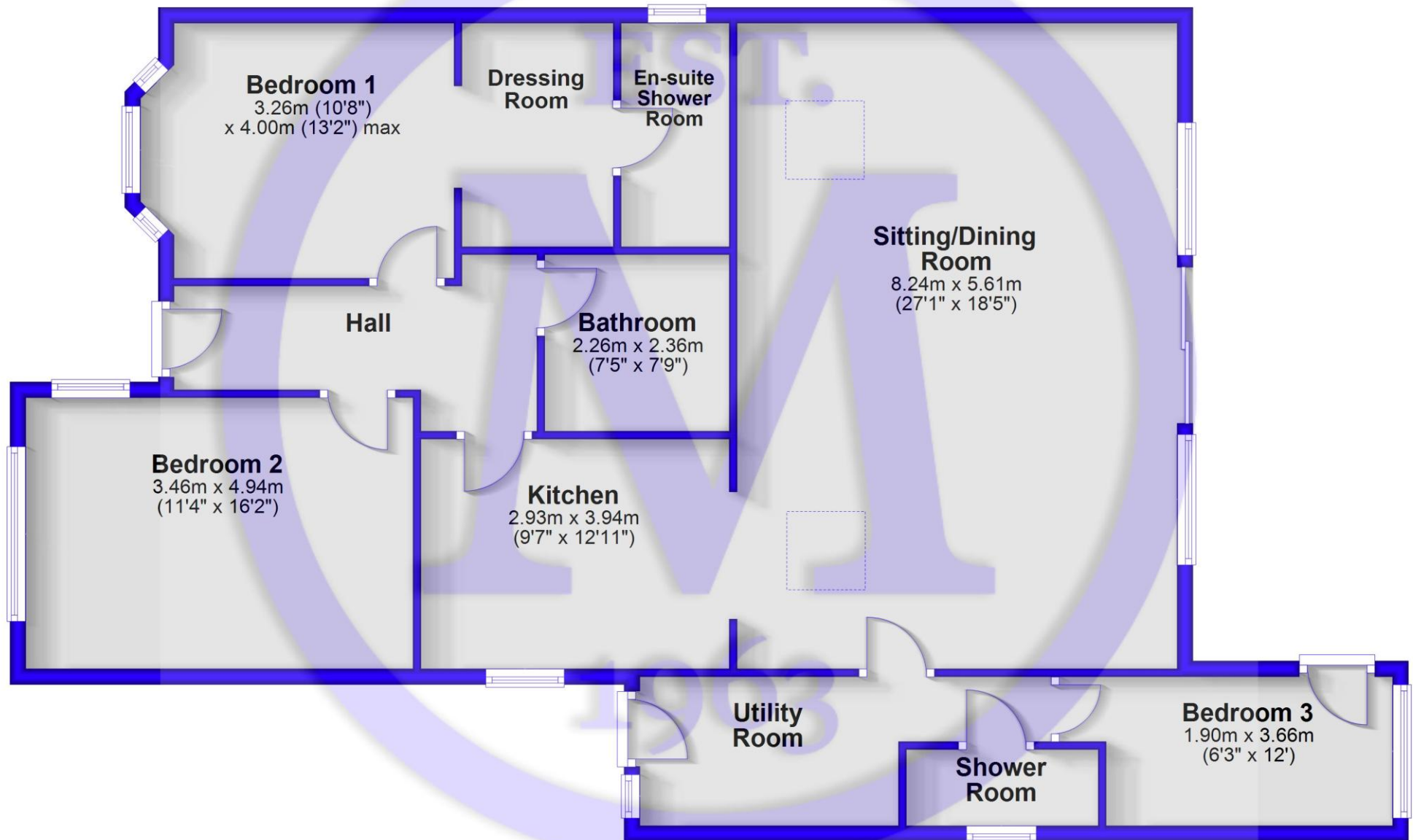
Services

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



Floor Plan

Approx. 131.8 sq. metres (1418.6 sq. feet)



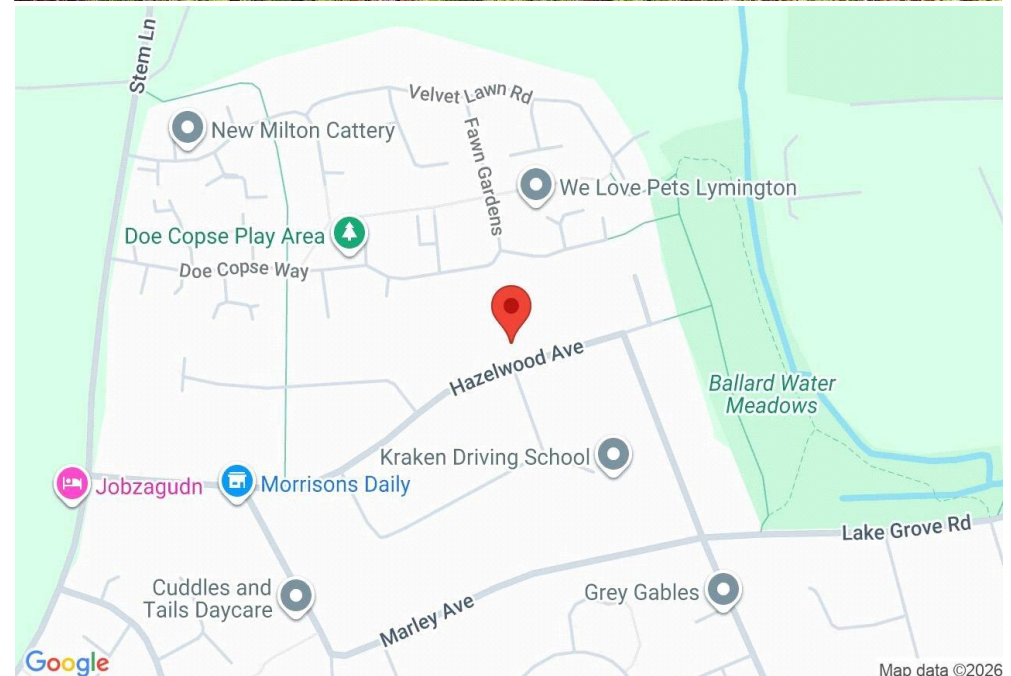
Total area: approx. 131.8 sq. metres (1418.6 sq. feet)

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.

Directions

From Mitchells, turn left at the traffic lights and proceed over the railway bridge. Take the first turning on the left into Avenue Road. At the end of Avenue Road, bear right into Kennard Road. At the end of Kennard Road, bear left into Hazelwood Avenue, where the property will be found on the right hand side.





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