



4 Merlewood Court, Lyon Avenue, New Milton, BH25 6AP

£699,950

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*4 Merlewood Court
Lyon Avenue
New Milton
Hampshire
BH25 6AP*

This lovely, highly deceptive three double bedroom chalet style property is superbly positioned on one of New Milton's most sought after premier roads, just a short, level walk from the town centre and mainline railway station. The property has been thoughtfully extended and improved in recent years to create bright, spacious accommodation throughout. Features include a recently fitted kitchen, a newly constructed family room, two additional reception rooms, a ground floor double bedroom and shower room, an integral garage, a generous driveway, and a secluded west facing garden. Further benefits include a Hive thermostat and a water softening system.

- Sitting Room
- Dining Room
- Family Room
- Kitchen
- Ground Floor Double Bedroom & Shower Room
- Two First Floor Double Bedrooms
- First Floor Bathroom
- Integral Garage & Driveway
- Sunny & Secluded West Facing Garden
- Chain Free



The Property

Entrance hall with carpeted flooring, a UPVC porthole window, access to the garage, and built in storage cupboards.

The sitting room is situated at the front of the property and features an attractive bay window, a feature fireplace with a stone surround, an inset electric fire, air conditioning/heat pump, and an archway leading through to the dining room.

The dining room is currently used as an office, and offers ample space for furniture and has double casement doors leading through to the family room.

The large P-shaped family room is a recent addition to the property, with an attractive bay window overlooking the rear garden, double casement doors, UPVC windows, dwarf cavity brick walls, and opens through to the kitchen.

Kitchen with modern grey wall and base units, a contrasting marble effect worktop, a sink with a mixer tap and drainer, tiled walls, and timber effect flooring. Integrated appliances include an eye level oven, a four burner induction hob with an extractor fan above, a slimline dishwasher, and a smart Samsung fridge/freezer.

The ground floor double bedroom enjoys a view over the rear garden.

Ground floor shower room with a modern suite comprising a walk-in double shower with sliding glass doors and thermostatic shower attachments, a WC with a concealed cistern, a wash hand basin with mixer tap, a chrome heated towel rail, and fully tiled walls.

First floor landing with a hatch to the loft space and an airing cupboard providing generous storage.

On the first floor, there are two lovely double bedrooms, both benefiting from built-in storage, additional eaves storage, and attractive bay windows with views to the front of the property.

The first floor shower room has a white suite comprising a corner shower cubicle with glass doors, a WC, a wash hand basin with storage beneath, fully tiled walls, a shaver point, and a radiator.





Gardens & Grounds

To the front of the property, there is a high evergreen hedge, a block paved driveway accessed via timber gates, providing off road parking for approximately two vehicles. The remainder of the front garden is laid to shingle, with mature and colourful borders.

The driveway gives access to the integral garage, which has an up and over door, houses the electrical consumer unit and the modern Worcester central heating boiler, and has space and plumbing for a washing machine, tumble dryer, and water softener.

The rear garden enjoys a bright, sunny westerly aspect, with high level fencing and hedging that make it very private and secluded. It features a large patio area, raised beds, and a large wooden shed/summerhouse. The remainder of the garden is laid to lawn, surrounded by mature borders.

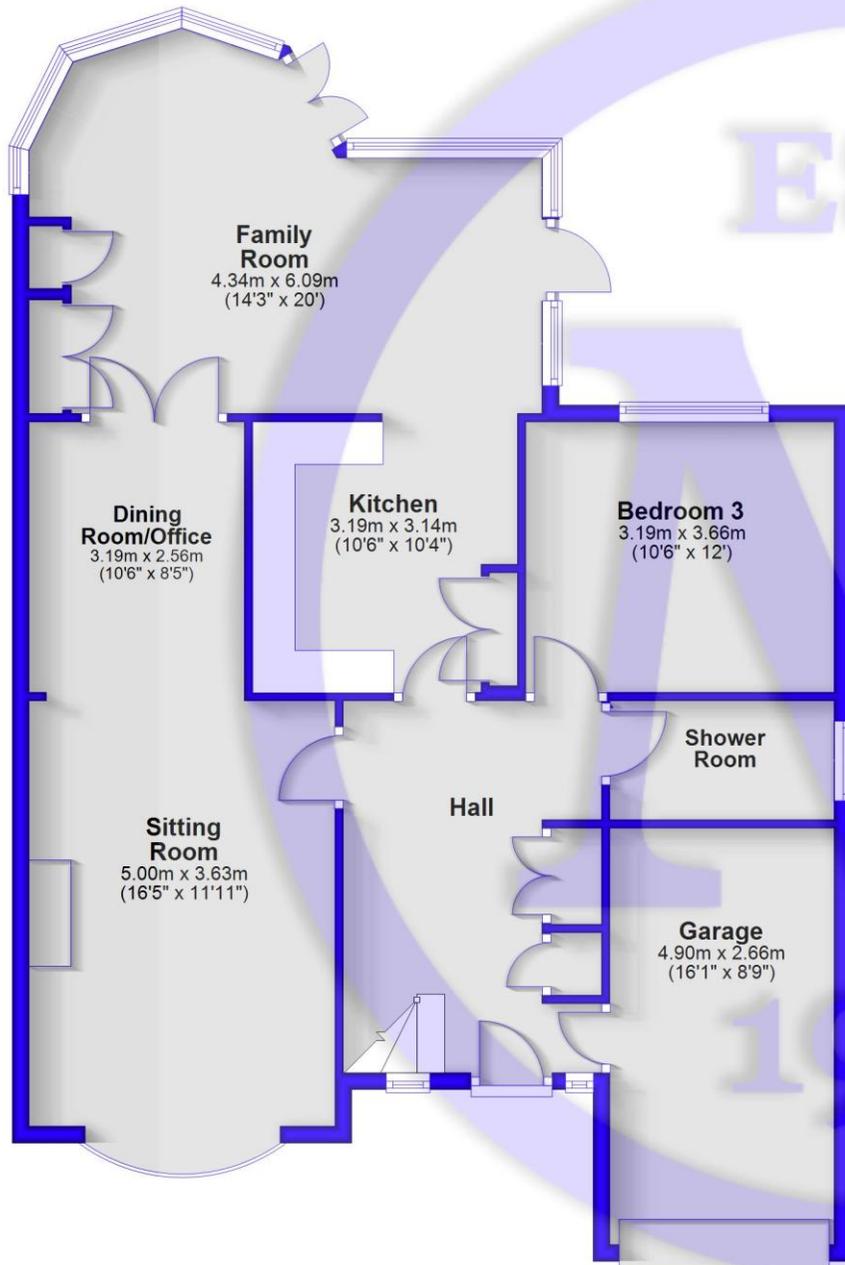
A viewing of this property is highly recommended.

Services

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

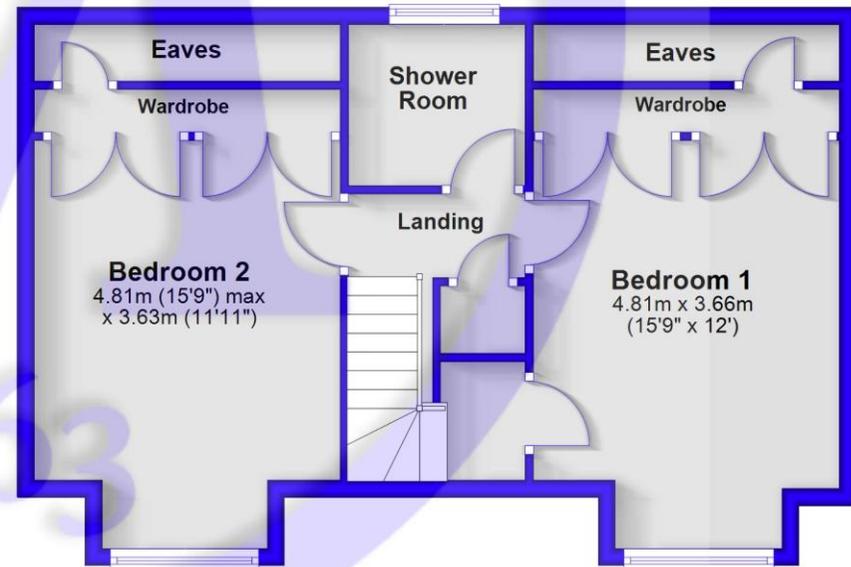
Ground Floor

Approx. 104.1 sq. metres (1120.3 sq. feet)



First Floor

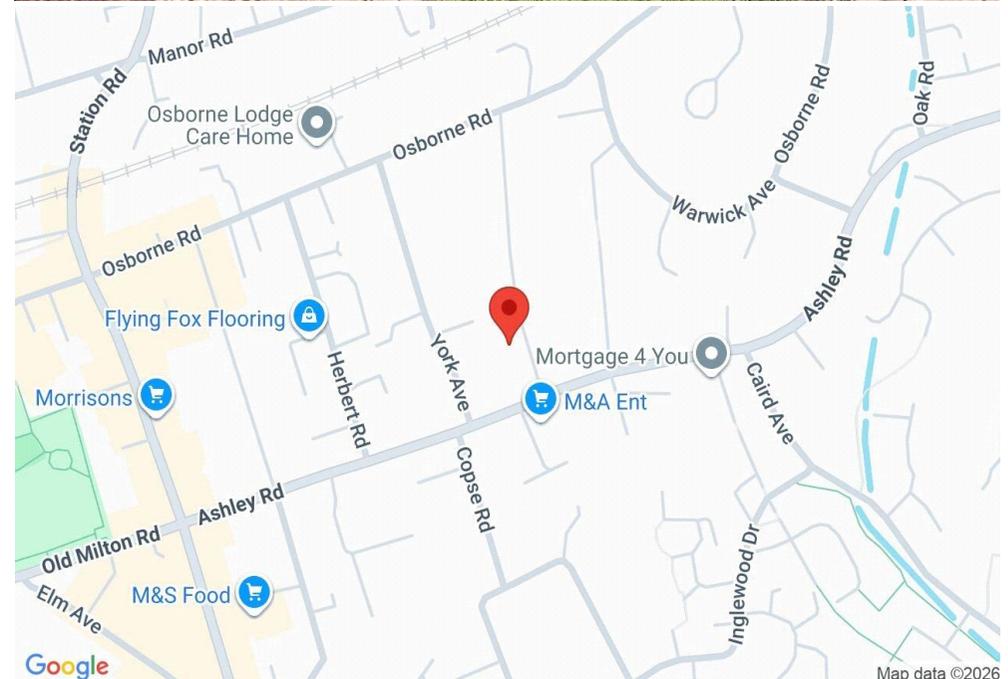
Approx. 54.6 sq. metres (587.9 sq. feet)



Total area: approx. 158.7 sq. metres (1708.2 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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