



7A Waverley Road, New Milton, BH25 6PQ

£649,950

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*7A Waverley Road
New Milton
Hampshire
BH25 6PQ*

This fantastic, modern three double bedroom chalet bungalow is situated just a stone's throw from New Milton town centre and is presented in lovely order throughout. The property was built approximately eighteen years ago and still has the remainder of its NHBC guarantee. It offers bright and spacious accommodation, with features including a generous kitchen/dining room, a separate sitting room, a utility room, a ground floor master bedroom with an en-suite, an integral garage, and a secluded garden.

- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Utility Room With Cloakroom
- Ground Floor Master Bedroom
- Ground Floor En-Suite Shower Room
- Two First Floor Double Bedrooms
- Family Bathroom
- Integral Garage & Driveway
- Secluded Garden



The Property

Entrance hall with a central heating thermostat and stairs leading to the first floor landing.

Kitchen/dining room with a UPVC door onto the garden, two Velux windows, a UPVC window overlooking the rear garden, a range of modern cream wall and base units, a contrasting timber effect worktop, a one and a half bowl sink with a mixer tap and drainer, and ample space for a table and chairs. Integrated appliances include a five burner gas hob with an extractor fan above, an eye level double oven, a tall stand up fridge/freezer, and a dishwasher.

Separate utility room with a WC, a modern wall hung Worcester boiler, matching base units, a contrasting worktop, a stainless steel sink with a mixer tap and drainer, and space and plumbing for a washing machine.

A door leads through to the integral garage, which has an electric overdoor, power, lighting, an electrical consumer unit, and additional storage cupboards.

The sitting room is situated at the rear of the property with sliding patio doors onto the rear garden, a TV aerial point, and recessed ceiling spotlights.

Ground floor master bedroom with an attractive bay window to the front, a good selection of built-in wardrobes, and benefits from its own en-suite shower room.

The en-suite comprises a WC, a wash hand basin with a mixer tap and tiled splashback, a corner shower cubicle with sliding glass shower doors and thermostatic shower attachments, a UPVC window, and an extractor fan.

First floor landing with a large Velux window bringing in plenty of natural light, a hatch to the loft space, and a large airing cupboard housing the pressurised hot water cylinder and ample storage space.

Two spacious double bedrooms, both with built-in storage. Bedroom two enjoys an outlook to the front of the property, and bedroom three overlooks the rear garden.

Generous family bathroom with a suite comprising a panelled bath with a mixer tap over and independent thermostatic shower attachments, a glass shower screen, a WC with a hidden cistern, a pedestal wash hand basin with a mixer tap, part tiled walls, a chrome heated towel rail, and a Velux window.





Gardens & Grounds

To the front of the property, there is a dwarf brick wall, mature beds, and a block paviour driveway providing off road parking for two vehicles and access to the garage.

The rear garden is extremely private and secluded, with high level fencing, a large lawn area, a summerhouse, and a patio.

The property is offered with vacant possession, and a viewing is highly recommended.

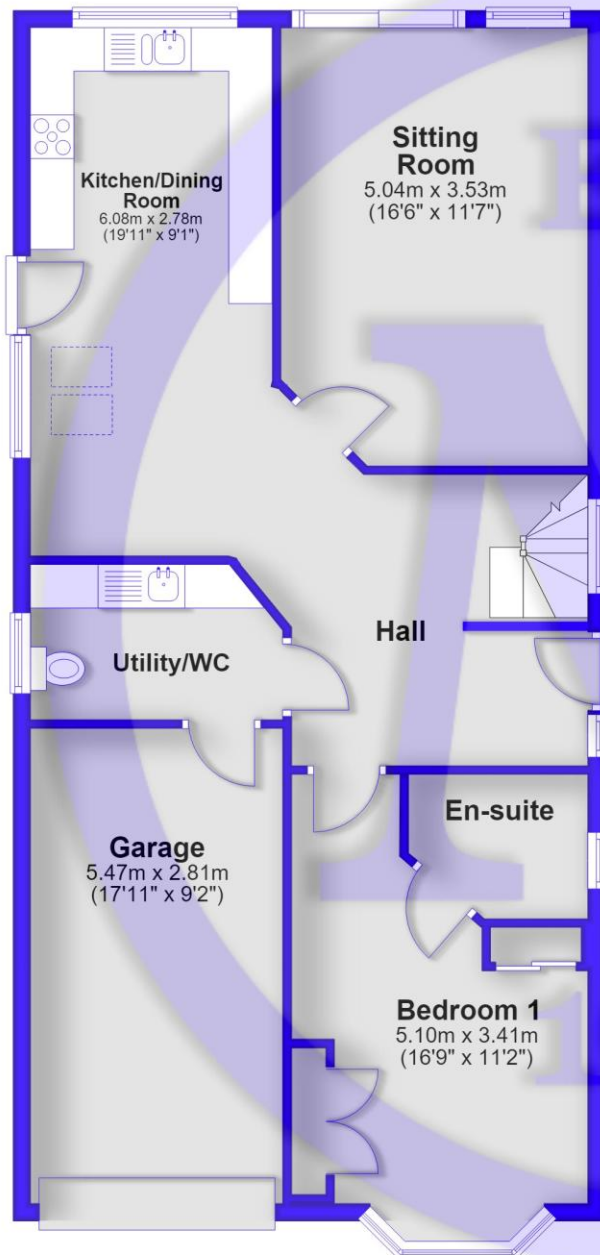
Services

- Mains gas, electricity, drainage and water
- Council Tax Band: E
- Energy Performance Rating: To be confirmed



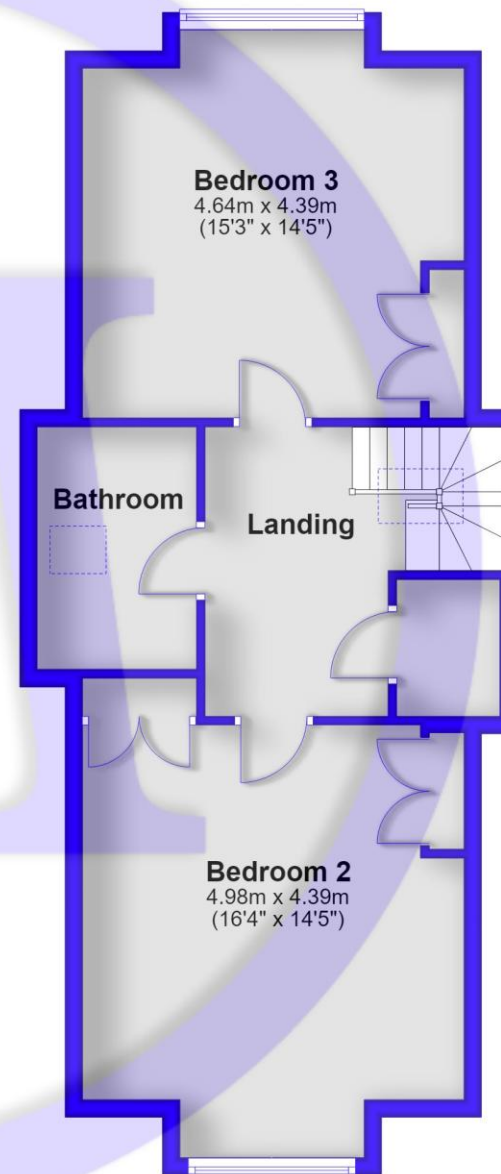
Ground Floor

Approx. 87.0 sq. metres (936.8 sq. feet)



First Floor

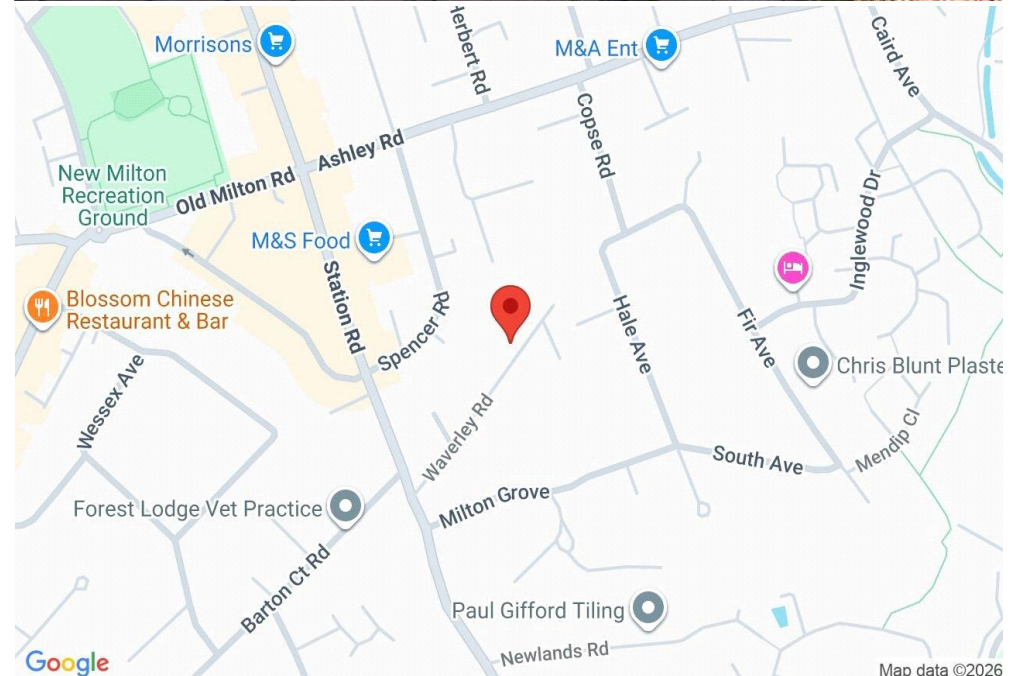
Approx. 57.2 sq. metres (616.2 sq. feet)



Total area: approx. 144.3 sq. metres (1553.0 sq. feet)

Situation

New Milton is a thriving market town on the western edge of Hampshire, just moments from the Solent coastline. With views across Christchurch Bay towards the Isle of Wight and miles of scenic coastal walks, it's a popular place to enjoy the outdoors. The town has a mainline railway station with direct services to London Waterloo in under two hours, making it a convenient choice for commuters. Alongside a good selection of state and independent schools, New Milton is home to a 27-hole links-style golf course and the renowned Chewton Glen Hotel. Combining coastal scenery with excellent amenities and transport links, it's an appealing place to live.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

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