



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

£659,950

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

A conveniently positioned three/four bedroom detached chalet style bungalow, forming part of a small development of just four properties and set on a good sized private plot. The property is within only a very short walk of New Milton town centre. Other features include a detached double garage, two reception rooms, a UPVC double glazed conservatory, a ground floor bedroom and shower room, a kitchen, a separate utility room, and it is offered with no forward chain.

- Sitting/Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room
- Ground Floor Bedroom & Shower Room
- Three First Floor Bedrooms
- First Floor Bathroom
- Double Garage & Off Road Parking
- Private Gardens



The Property

Entrance hall with stairs to the first floor and a UPVC double glazed front door.

Spacious sitting room with a UPVC double glazed bay window providing a lovely private outlook to the front, and a stone fireplace with a marble hearth, timber mantle, and inset living flame gas fire.

Separate dining room with twin casement doors onto the patio and a private outlook over the rear garden.

UPVC double glazed conservatory with a glass roof and casement doors onto the garden.

Kitchen/breakfast room fitted with a range of timber effect wall and base units, a contrasting worktop, and an inset one and a half bowl sink unit with a mixer tap. Integrated appliances include an electric oven, combination oven, warming drawer, touch control induction hob, extractor, and slimline dishwasher. There is space for a kitchen table, along with tiled flooring.

Useful separate utility room with a further range of wall and base units, a contrasting worktop, part tiled walls, an integrated fridge and separate freezer, and an outlook to the rear.

Ground floor bedroom with a built-in wardrobe and adjacent fully tiled shower room fitted with a modern white suite comprising a corner shower cubicle with thermostatically controlled shower, a wash basin with storage beneath, a WC, recessed ceiling spotlights, and a ladder style heated towel rail.

First floor landing with trap to roof space and an airing cupboard.

Three first floor bedrooms, two with built-in storage.

Fully tiled bathroom comprising a panelled bath with a mixer tap and shower attachment over, a wash basin with storage beneath, a WC, recessed ceiling spotlights, and a ladder style heated towel rail.



Gardens & Grounds

The property sits on a good sized corner plot, accessed via a timber five bar gate leading to a long tarmac driveway with a carport providing covered parking for one vehicle and continuing to the detached double garage, which has power and light.

Well-kept lawns extend to three sides of the property, with mature and colourful flower and shrub borders, a timber garden shed, a timber garden chalet, and a greenhouse. Mature hedging provides privacy from the road, and the rear garden enjoys a sunny south-westerly aspect.



Services

Mains gas, electricity, water and drainage

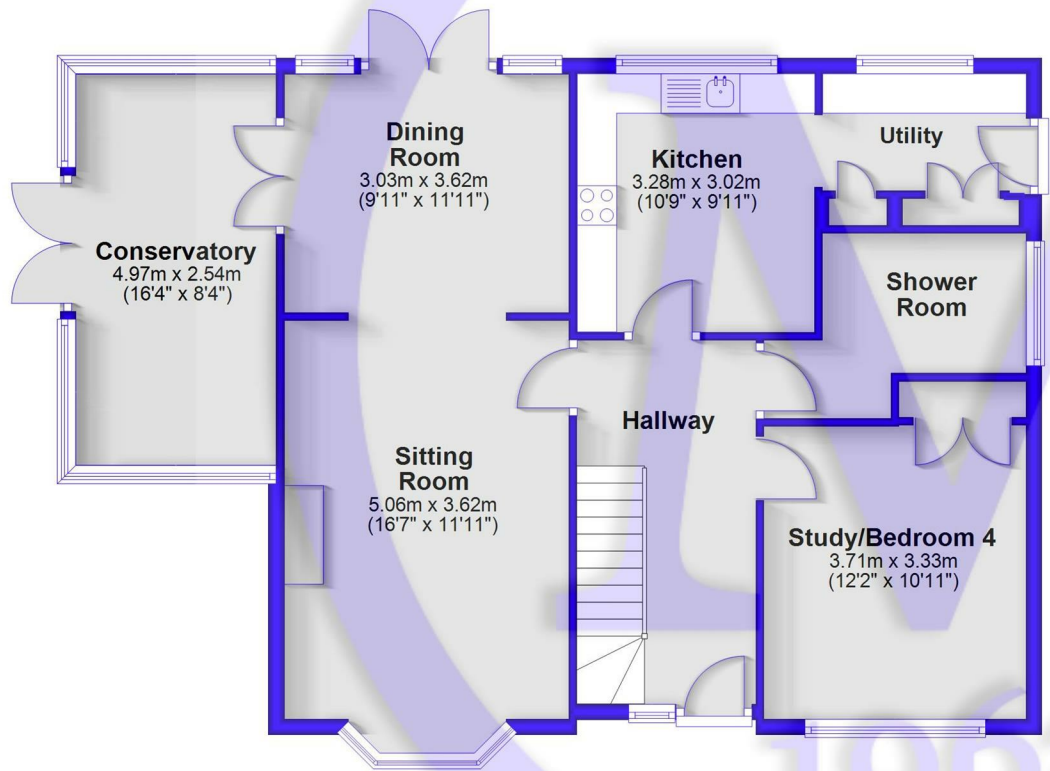
Council Tax Band: E

Energy Performance Certificate (EPC) Rating:

EST.

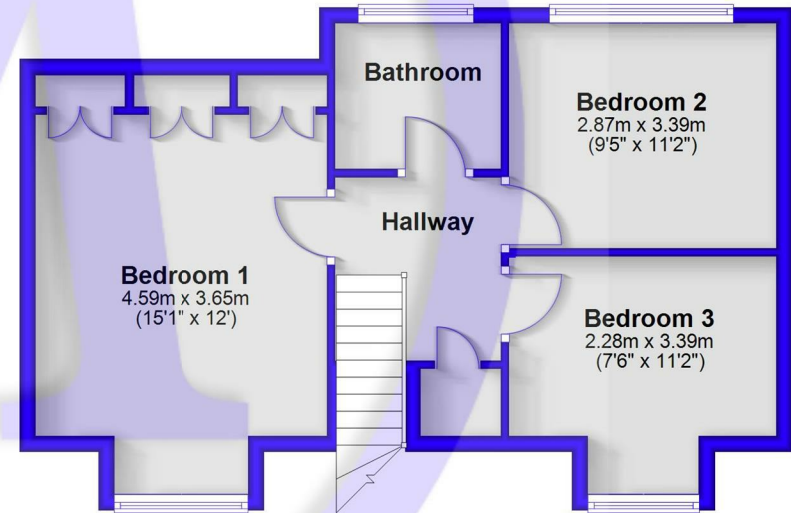
Ground Floor

Approx. 90.1 sq. metres (969.6 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



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Total area: approx. 137.9 sq. metres (1484.1 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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