



65, Marley Avenue, New Milton, BH25 5LH

Asking Price £450,000

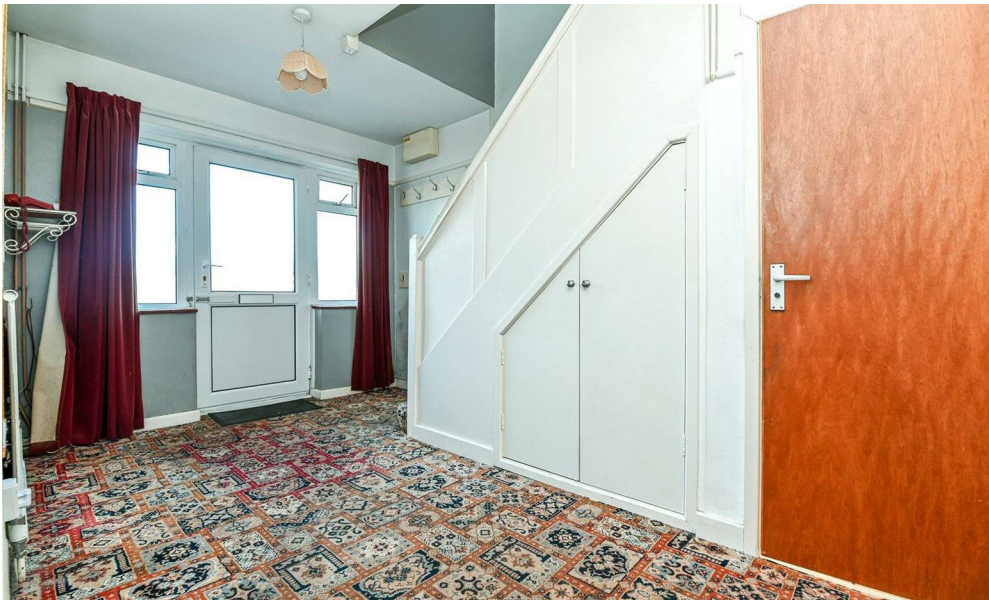
Mitchells
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*65 Marley Avenue
New Milton
Hampshire
BH25 5LH*

This highly deceptive three bedroom detached property is situated close to the local shop and within walking distance of both New Milton town centre and the mainline railway station. The property offers bright and spacious accommodation, with features including two reception rooms, a ground floor cloakroom, two large double bedrooms, a generous, secluded garden, and offers scope to extend, subject to any necessary permissions.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Ground Floor Cloakroom
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Separate Cloakroom
- Garage



The Property

Entrance hall with stairs to the first floor landing, useful coat hooks, a modern electrical consumer unit, an understairs storage cupboard, and a telephone point.

Ground floor cloakroom with a heated towel rail, a WC, and a wash hand basin with a tiled splashback.

There are two lovely reception rooms, both with feature fireplaces housing inset living flame gas fires. The sitting room also enjoys views over the rear garden.

The kitchen is fitted with a range of wall and base units, a tiled splashback, contrasting worktops, and a stainless steel one and a half bowl sink with a mixer tap and drainer. There is space and plumbing for a freestanding cooker, washing machine, and tall fridge/freezer, along with tile effect flooring, central heating controls, a bright triple aspect, and a UPVC door leading out to the garden.

On the first floor landing is a large UPVC window and a hatch to the loft space.

The family shower room offers a walk-in double shower with a glass screen and thermostatic shower attachments, a pedestal wash hand basin, a mirror fronted medicine cabinet, a UPVC window, and an airing cupboard housing the modern Worcester boiler and pressurised hot water cylinder.

Bedrooms one and two are both spacious double rooms benefiting from built-in storage, with the master bedroom also enjoying a wash hand basin and a wall mounted mirror.

Bedroom three is situated at the front of the property and is a lovely single bedroom or ideal home office, with built-in storage and a radiator.





Gardens & Grounds

To the front of the property is a tarmac driveway providing access to the single garage, with double opening doors, power, and lighting. The remainder of the front garden is laid to lawn with mature planting.

The rear garden is a particular feature of the property, being extremely spacious and secluded. It is mainly laid to lawn, bordered by high level fencing and hedging, and includes two large storage sheds, a patio area, and a rear door providing access to the garage.

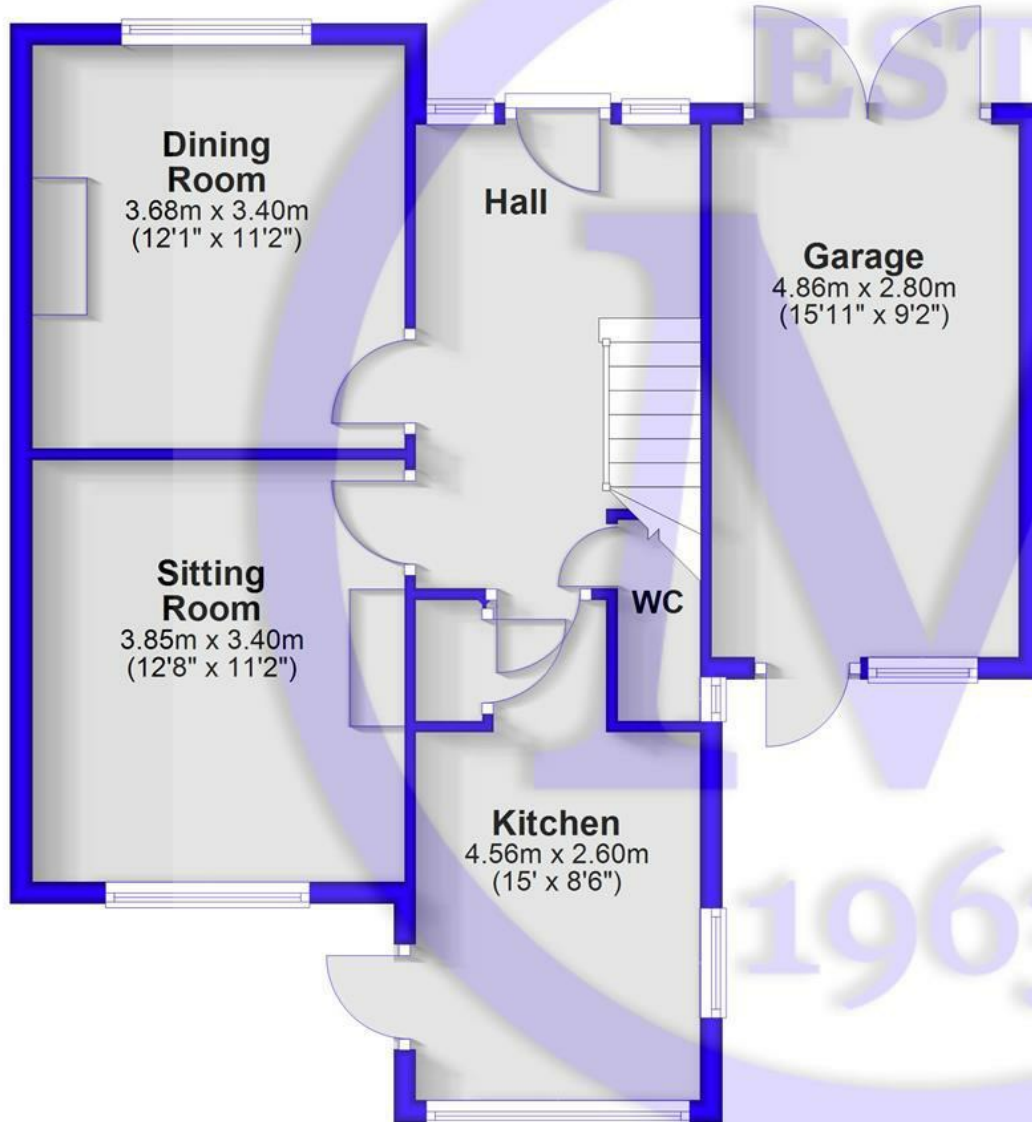
The property is offered with vacant possession, and viewing is highly recommended.

Services

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

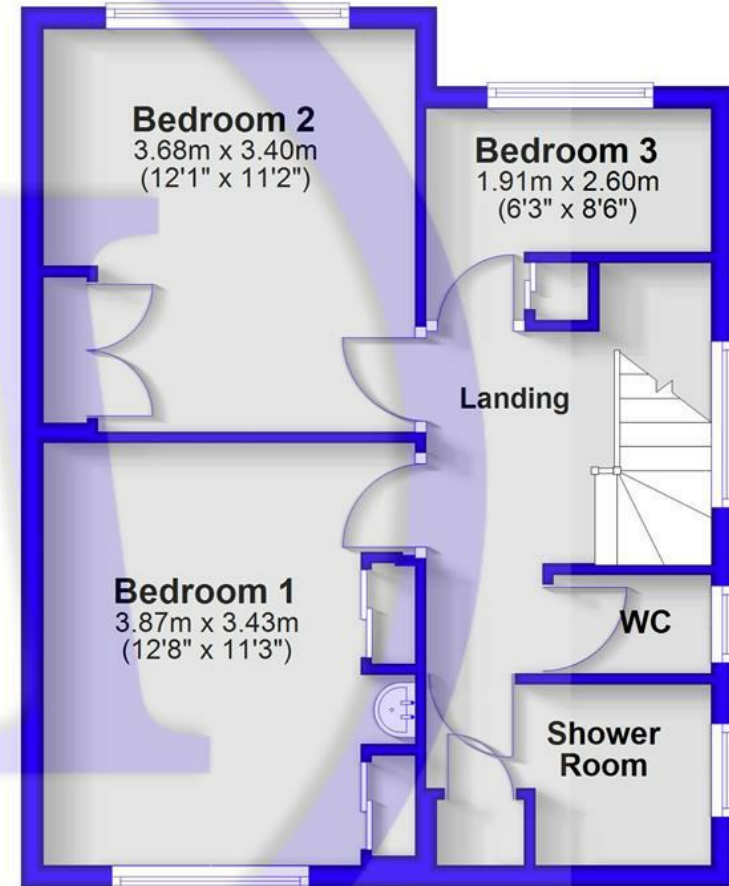
Ground Floor

Approx. 64.2 sq. metres (690.8 sq. feet)



First Floor

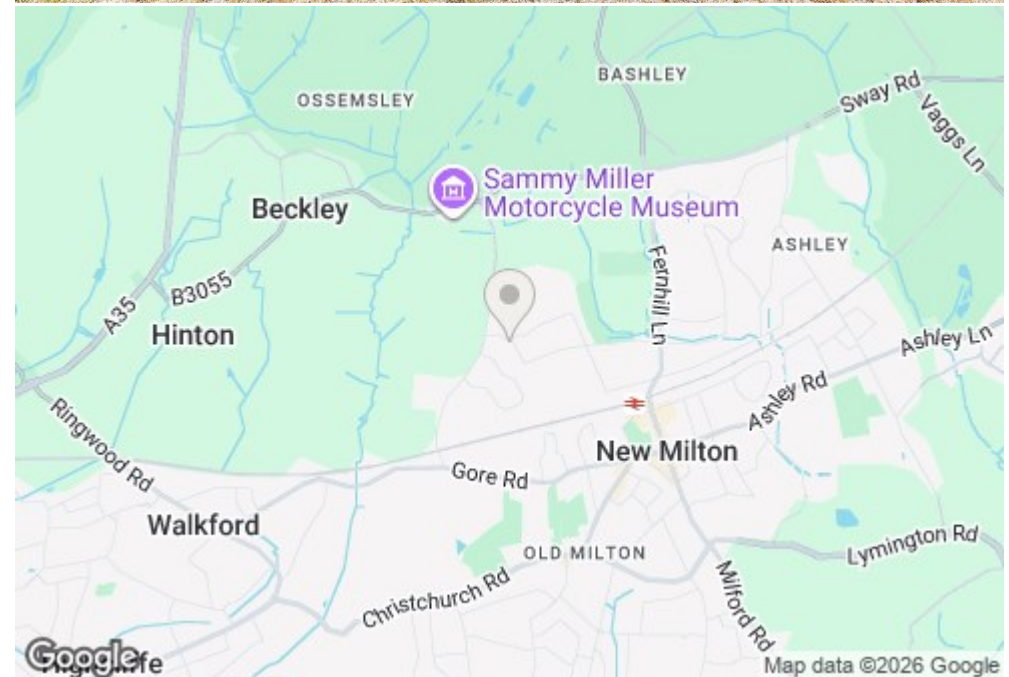
Approx. 44.8 sq. metres (481.8 sq. feet)



Total area: approx. 108.9 sq. metres (1172.7 sq. feet)

Situation

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, bear right into Kennard Road. Take the third turning on the left into Marley Avenue and continue around to the right, where the property will be found on the left hand side.





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