



*4, Balmoral Walk, New Milton, BH25 5UF*

*£350,000*

**Mitchells**  
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4 Balmoral Walk  
New Milton  
Hampshire  
BH25 5UF

An extended three bedroom semi-detached modern house offering excellent living accommodation, including a sitting room, a kitchen/breakfast room, and a family room. The attached garage has been converted into a home office/studio. Other features include off road parking, well landscaped gardens, and a useful, individual garden building ideal as a home office or hobbies room. An internal viewing is strongly recommended to fully appreciate the size of the property.

- Porch
- Entrance Hall
- Family Room
- Sitting Room
- Kitchen/Breakfast Room
- Hobbies/Studio Room
- Landing
- Three Bedrooms
- Bathroom
- Off Road Parking



## The Property

Useful entrance porch with a UPVC double glazed front door, a double aspect, and tiled flooring.

Entrance hall with stairs leading to the first floor.

Lovely sitting room featuring a timber fireplace with a tiled hearth, attractive timber effect flooring and an understairs storage cupboard.

Kitchen/breakfast room fitted with an excellent range of cream wall and base units, a contrasting stone effect worktop, an inset sink unit with mixer tap, space for a range style cooker and tall fridge/freezer, part tiled flooring, a wall mounted gas fired boiler, and room for a breakfast table.

Dining/family room with attractive tiled flooring, two high level Velux windows providing an abundance of natural light, twin UPVC double casement doors onto the patio, and a further casement door to the outside.

The garage has been converted into a useful utility/studio room, with space and plumbing for a washing machine, a sink unit with storage beneath, a ladder style heated towel rail, recessed ceiling spotlights, a loft access hatch, tiled flooring, wall and base units, and twin UPVC double glazed casement doors to the front and rear gardens.

First floor landing with a trap door to the roof space.

Three first floor bedrooms, two of which have built-in wardrobes.

Fully tiled bathroom comprising a panel bath with a mixer tap and an independent shower over, a glass shower screen, a wash basin with storage beneath, a WC, tiled flooring, and a heated towel rail.





## *Gardens & Grounds*

The front garden is laid mainly to lawn for ease of maintenance. There is a driveway at the side of the property providing off road parking.

Adjoining the rear of the property is a raised area of Indian sandstone patio, with steps down to an artificial lawn bordered by decorative stones and a timber pergola feature. There is a superb, individually built timber summerhouse with UPVC double glazed windows, a pitched roof, twin casement doors, power, and lighting.

## *Services*

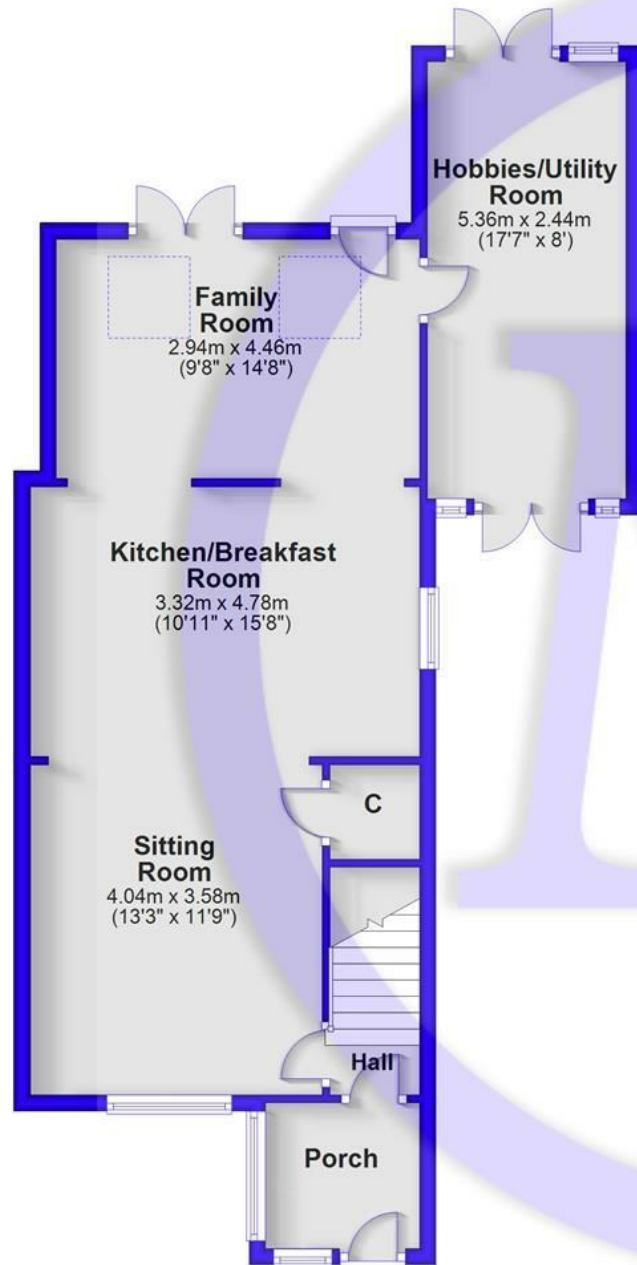
Mains gas, electricity, water and drainage

Council Tax Band: C

Energy Performance Certificate (EPC) Rating:

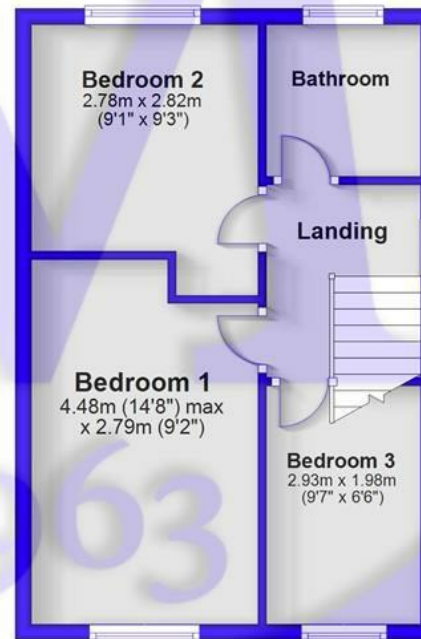
### Ground Floor

Approx. 66.2 sq. metres (712.1 sq. feet)



### First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



### Garden Building

Approx. 8.6 sq. metres (92.9 sq. feet)



Total area: approx. 110.3 sq. metres (1187.6 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.



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