

4 Brook Avenue, New Milton, BH25 5HD £550,000

Mitchells

1963 — TODAY



4 Brook Avenue
New Milton
Hampshire
BH25 5HD

A stylish, high quality four bedroom semi-detached house forming part of a small and exclusive development built by highly regarded local developers Colten, and situated on one of the town's finest roads. Other features of the property include a good sized kitchen/dining room, a separate utility room, off road parking for four vehicles including two carports, a lovely wooded outlook to the front, excellent decorative order throughout, and it is only a stone's throw from the beautiful Ballard Lake. An internal viewing is highly recommended to fully appreciate the property.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Ground Floor WC
- Four Double Bedrooms
- Three Bath/Shower Rooms
- Off Road Parking
- Two Carports
- Private Gardens





The Property

Entrance hall with attractive timber effect flooring, stairs to the first floor, and a large understairs storage cupboard with automatic lighting.

Impressive sitting room with timber effect flooring, hardwood double glazed doors onto the rear garden, and a sunny south facing aspect.

Kitchen/dining room fitted with an extensive range of high quality wall and base units with soft closing drawers and doors, a contrasting timber effect worktop, an inset one and a half bowl sink unit with a mixer tap, recessed ceiling spotlights, a lovely outlook to the front, and ample room for a kitchen table. Integrated appliances include a fridge, separate freezer, Neff double oven, touch control Siemens induction hob with an extractor over, and a dishwasher.

Useful separate utility room with a further range of wall and base units, a contrasting worktop, an inset sink unit with a mixer tap, a wall mounted Worcester gas fired boiler concealed in a cupboard, space and plumbing for a washing machine, recessed ceiling spotlights, and an extractor fan.

Ground floor WC fitted with a modern white suite.

First floor landing with an airing cupboard featuring automatic lighting.

Two large first floor double bedrooms, both with an excellent range of built-in bedroom furniture, one with an en-suite bathroom, the other with an en-suite shower room, both fitted with modern suites.

Second floor landing providing access to two further double bedrooms, both with built-in storage, access to eaves storage, and feature shaped glazing.

Fully tiled bathroom fitted with a modern white suite comprising a panelled bath with a mixer tap and independent remote control electric shower over, a wash basin with storage beneath, a WC, tiled flooring, a chrome ladder style heated towel rail, recessed ceiling spotlights, a feature porthole window, and an extractor fan.

















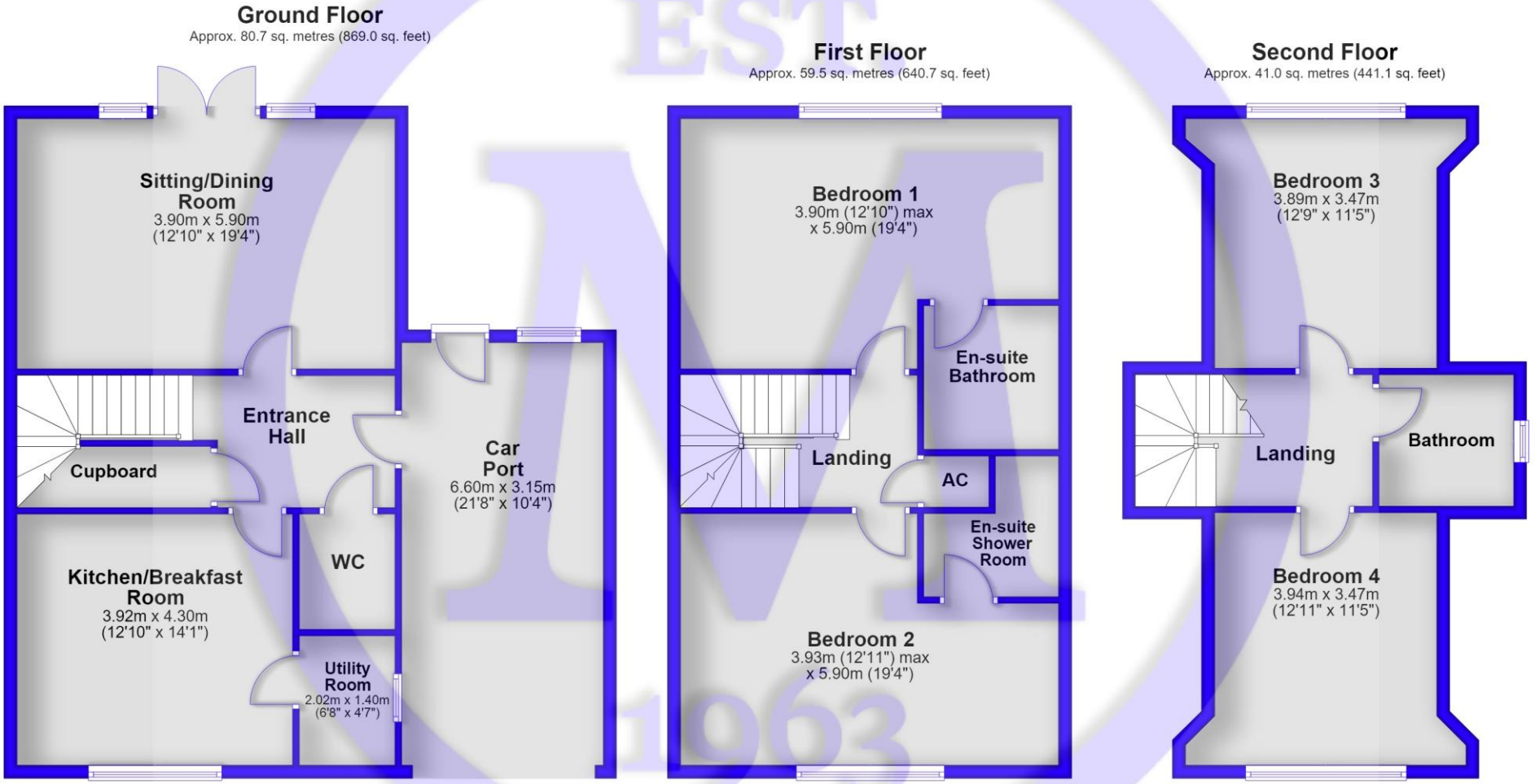
Gardens & Grounds

The property sits on an easily managed plot, with the front garden featuring a central circular area of artificial grass, brick edging, and stone and slate borders. Mature hedging provides privacy from the road, and twin hardwood gates provide access to the block paviour driveway, which leads to the attached carport. There is a further carport to the rear of the property, creating off road parking for four vehicles in total.

Adjoining the rear of the property is an area of textured paved patio, with the remainder laid mainly to artificial lawn for ease of maintenance. The garden also enjoys a sunny southerly aspect and a good degree of privacy.

Services

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

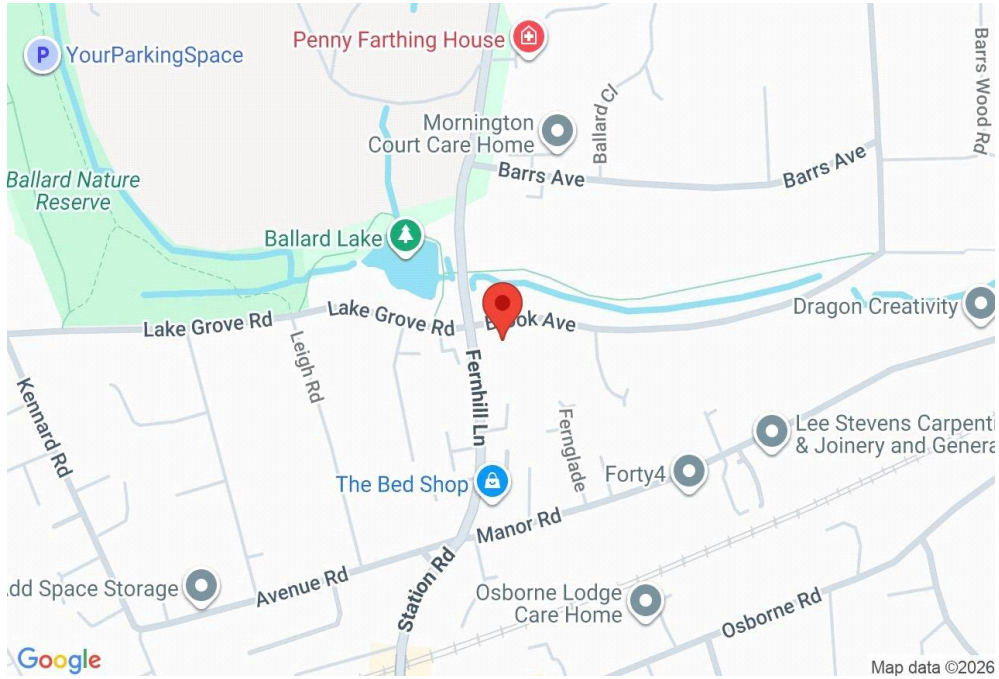


Total area: approx. 181.2 sq. metres (1950.7 sq. feet)

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

Mitchells
1963 — TODAY

EST. M 1963