



3 The Laurels, 5A Vincent Close, New Milton, BH25 6FD

£450,000

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*3 The Laurels
5A Vincent Close
New Milton
Hampshire
BH25 6FD*

An immaculately presented three bedroom detached house, situated within a small and exclusive development of just four properties in a beautiful location, yet within easy walking distance of New Milton town centre. This low maintenance property would make an ideal lock up and leave home. Other features of this lovely home include an attached driveway and garage, providing off road parking for three vehicles, easily maintained gardens, an en-suite shower room to bedroom one, a ground floor cloakroom, and a modern kitchen and bathroom. An internal viewing is strongly recommended.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Cloakroom
- Landing
- Three Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Off Road Parking
- Garage
- Private Gardens



The Property

Entrance hall with a UPVC double glazed front door, attractive timber effect flooring, and stairs to the first floor.

Sitting/dining room with light timber effect flooring, an electric flame effect fire with a remote control, a large understairs storage cupboard, and a UPVC sliding door onto the patio and rear garden.

Modern kitchen fitted with a range of cream wall and base units, a contrasting stone effect worktop, and an inset sink unit with mixer tap over. Integrated appliances include a double electric oven, a four burner gas hob, an extractor fan, a dishwasher, and a washing machine. There is a wall mounted Glow Worm gas fired boiler concealed in a cupboard, space for a tall fridge/freezer, attractive floor tiling, and an outlook to the front.

Ground floor cloakroom fitted with a modern white suite comprising a WC and a wash hand basin with storage beneath.

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

Three bedrooms, with the master bedroom benefiting from built-in double wardrobes and a fully tiled en-suite shower room fitted with a modern white suite.

Fully tiled family bathroom fitted with a modern white suite comprising a panel bath with mixer tap, a shower attachment over with glass shower screen, a wash hand basin with storage beneath, tiled flooring, and an extractor fan.





Gardens & Grounds

The property sits on an easily maintained plot with the front garden laid mainly to decorative shingle, with a block paved pathway leading to the front door.

Adjoining the rear of the property is an area of textured paved patio leading to a small lawn with decorative stone flower and shrub borders, all enjoying an excellent degree of privacy. A timber gate provides side access.

A tarmac driveway provides off road parking for two vehicles and leads to the single garage with an up and over door, a pitched roof, power, light, and a pedestrian door leading to the rear garden.

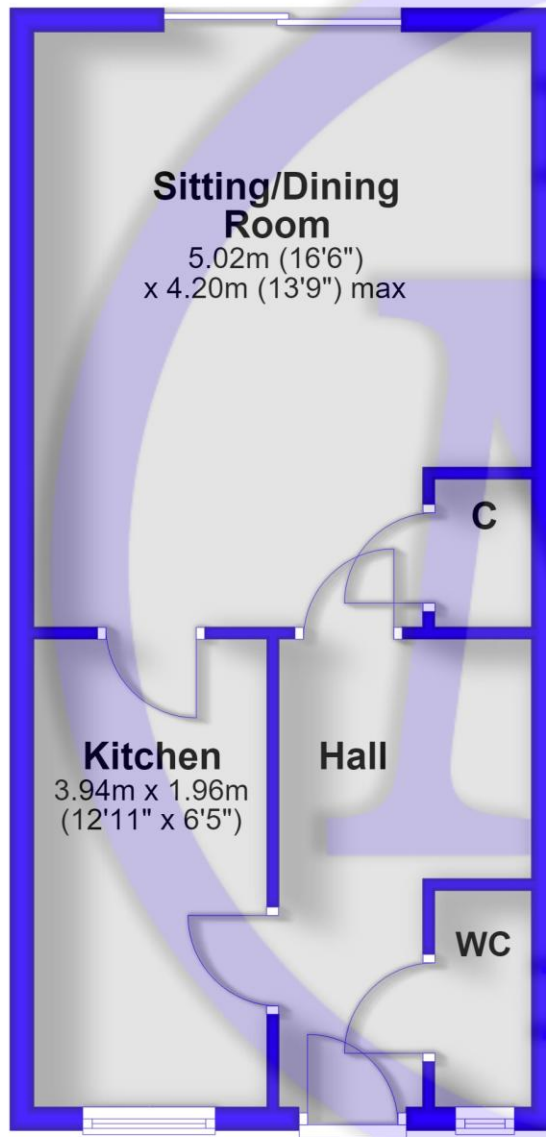


Services

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

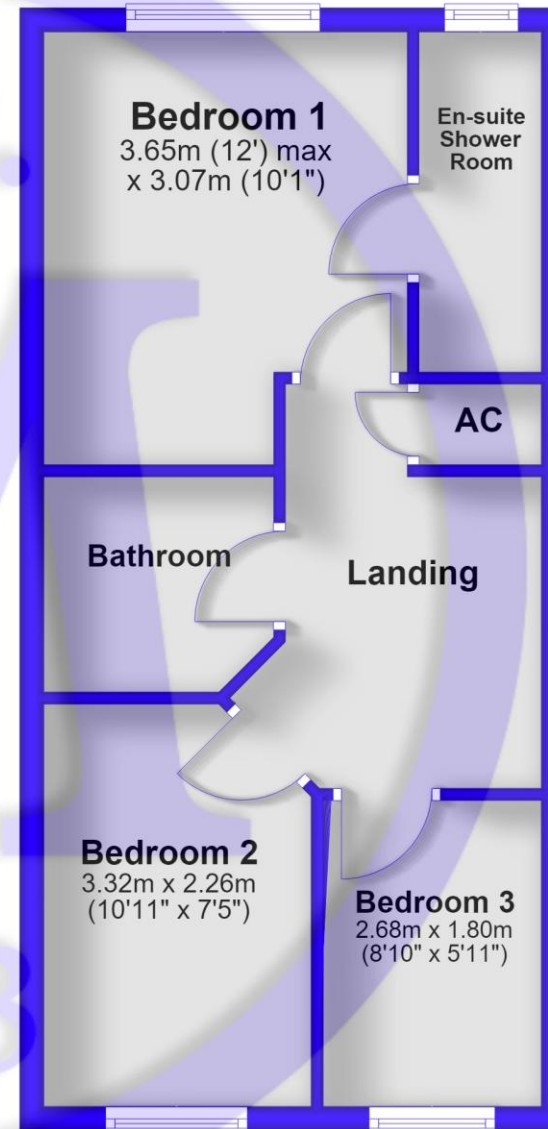
Ground Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.1 sq. feet)

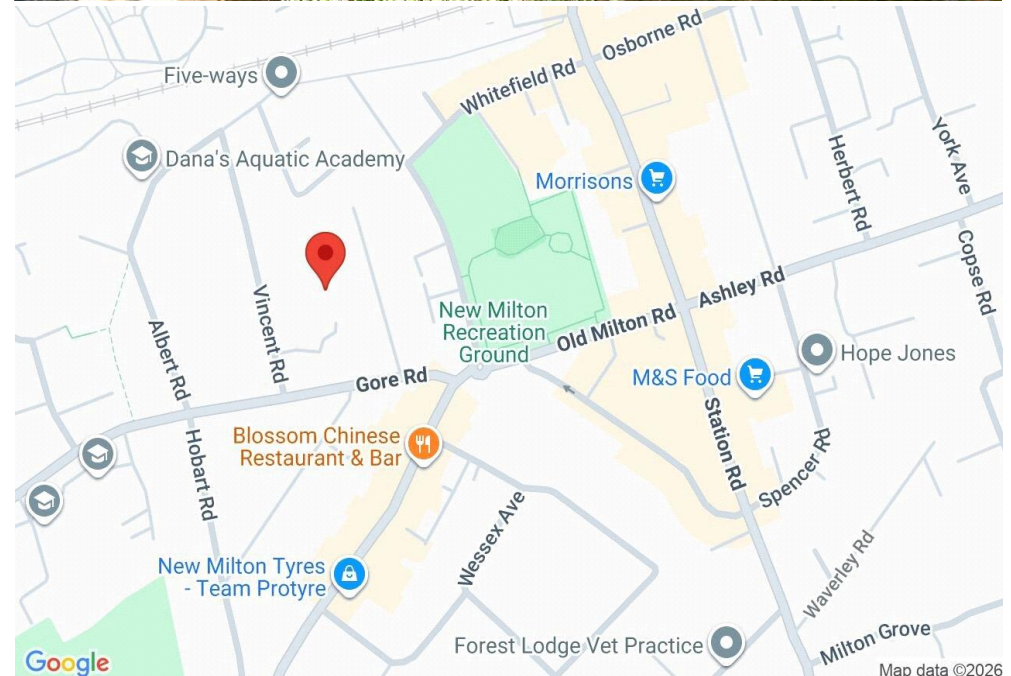


Total area: approx. 76.2 sq. metres (820.2 sq. feet)

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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.





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