

22A Durland Close, New Milton, BH25 6NJ £575,000

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SAMSUNG

22A Durland Close
New Milton
Hampshire
BH25 6NJ

This fantastic three/four bedroom detached chalet style bungalow is situated in a sought after close, just a short walk from New Milton town centre. The property offers bright and versatile accommodation, with features including a spacious double aspect sitting room, a kitchen, a separate utility room, a ground floor bathroom, a principal bedroom with an en-suite, and a secluded garden.

- Entrance Hall
- Sitting Room
- Kitchen
- Utility Room
- Ground Floor Bathroom
- Two Ground Floor Bedrooms
- Two First Floor Bedrooms
- En-Suite Shower Room
- Driveway
- Single Garage





The Property

Entrance hall with a coats cupboard, stairs to the first floor landing, and central heating controls.

The kitchen is fitted with a fantastic range of timber effect, shaker style wall and base units, a contrasting worktop, a one and a half bowl sink with a mixer tap over and drainer, a breakfast bar, and space for a tall stand up fridge/freezer. Integrated appliances include a four burner induction hob with an extractor fan over, an eye level double oven, and a dishwasher.

Separate utility room with a UPVC door leading out to the rear garden, matching shaker style wall and base units, a stainless steel sink with a mixer tap over, an airing cupboard housing the pressurised hot water cylinder, a cupboard housing the modern Glow Worm central heating boiler, and space and plumbing for a washing machine and a tumble dryer.

Spacious double aspect sitting room with a TV aerial point, a double radiator, and double casement doors leading out to the patio and rear garden.

Family bathroom with a white suite comprising a panelled bath with a mixer tap and handheld shower attachment, a glass shower screen, a pedestal wash hand basin with a mixer tap over, a WC, a heated towel rail, part tiled walls, and two UPVC windows.

Two ground floor double bedrooms, with bedroom three currently being used as a separate snug.

Two generous first floor double bedrooms, both benefiting from built-in storage, with the master bedroom benefitting from its own en-suite shower room.

The en-suite shower room comprises tiled flooring, part tiled walls, and a modern suite comprising a WC, a pedestal wash hand basin with a mixer tap over, a corner shower cubicle with sliding glass doors and thermostatic shower attachments, a Velux window with a built-in blind, and a heated towel rail.

















Gardens & Grounds

To the front of the property is an area of block paviour, providing off road parking for approximately three vehicles. A tarmac drive leads to further parking and a single garage with a remote controlled electric roller door, a pedestrian door, power, and light.

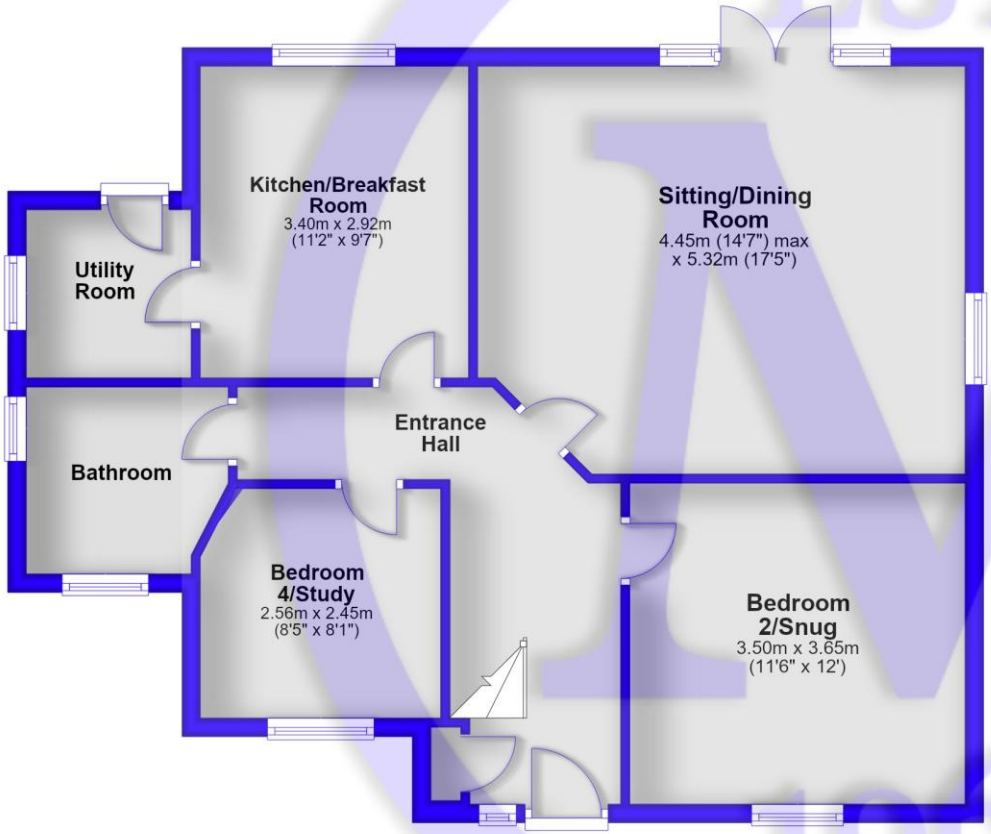
The rear garden is extremely private and secluded, with high level fencing, a large area of patio, and a storage shed, with the remainder of the garden laid to lawn for ease of maintenance.

Services

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

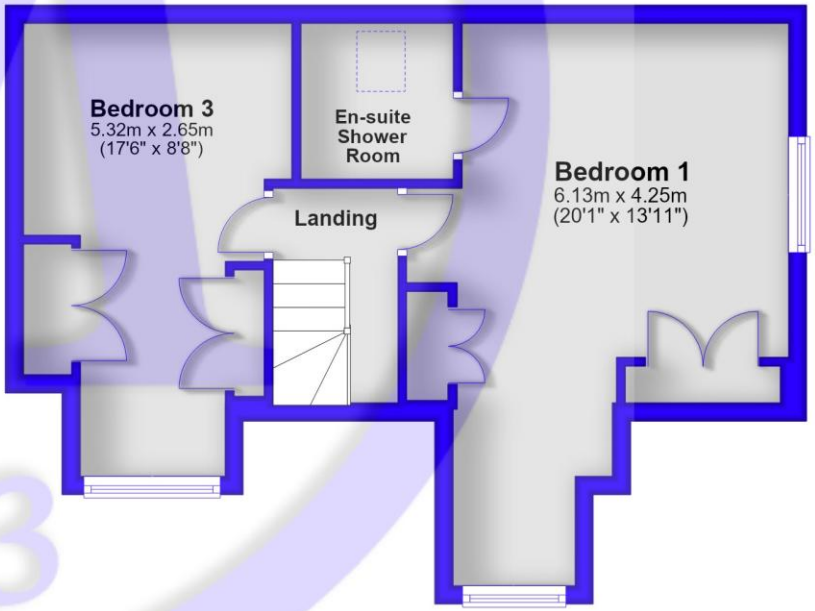
Ground Floor

Approx. 72.3 sq. metres (778.1 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



Total area: approx. 112.1 sq. metres (1206.1 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.







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