

61 MARLEY AVENUE
NEW MILTON, HAMPSHIRE, BH25 5LH





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New Milton, Hampshire, BH25 5LH

A superbly presented and substantial detached family house set on a large plot in a popular residential location within easy reach of New Milton town centre and the mainline railway station. Other features of this fantastic house include a detached triple length garage offering excellent scope for home office/workshop etc, stunning large kitchen/dining room, separate utility room and impressive master bedroom with an en-suite shower room. An internal inspection is strongly recommended to fully appreciate the size of both the property and the plot.

- Entrance Hall • Sitting Room • Kitchen/Dining Room • Conservatory • Utility Room • Cloakroom
- Landing • Three Double Bedrooms • En-Suite Shower Room • Family Bathroom
- Off Road Parking • Triple Length Garage • Extensive Gardens



£620,000

The Property

Entrance hall with attractive timber effect flooring.

Timber and wrought iron staircase to the first floor with understairs storage and UPVC double glazed front door.

Impressive large sitting room with a feature UPVC double glazed bay window, timber effect flooring, recessed fireplace, new (2021) Hetas registered wood burning stove, contemporary radiator.

Superb kitchen/dining room refitted in 2020 with a range of white wall and base units with a contrasting worktop, breakfast bar, 1 ½ bowl sink unit with mixer tap over, integrated twin ovens, four burner gas hob and extractor fan, fridge/freezer, ample room for dining table, waterproof laminate flooring, USB charging sockets, contemporary radiator and a lovely outlook to the rear.

Conservatory of UPVC double glazed construction with a pitched poly/carbonate roof, timber effect flooring and casement door onto the patio and rear garden.

Useful separate utility room fitted with a range of storage units with timber effect worktop with an inset sink unit with a mixer tap over, washing machine and tumble dryer included.

Rear lobby with wall mounted Glow worm gas fired boiler.

Ground floor cloakroom refurbished in the last 12 months with a modern white suite and a lean to with access to driveway and rear garden.

First floor landing with trap to the roof space.

Three large double bedrooms, two with built in wardrobes and with an impressive master bedroom benefitting from a bay window and a spacious en-suite shower room fitted with a white suite comprising of a walk in shower cubicle, wash basin, WC and ladder style heated towel rail.

Family bathroom fitted with a white suite comprising of a panelled bath with a mixer tap and Aqualisa shower attachment fitted in 2019, wash basin, WC, attractive tiled walls and timber effect flooring.

The property has had many improvements made in the past two years including plumbing, re-carpeting, re-decoration and a new consumer unit and a full list of these works is available.





Gardens & Grounds

The front garden is well screened from the road by high level mature hedging and has an area of hard standing suitable for storage of caravan or boat etc, if required. A particular feature of the property is the triple length garage currently arranged as a single garage with a large insulated workshop, all having a pitched roof, power and light, and suitable for a variety of purposes including home office, studio, living accommodation, if required, subject to any necessary permissions. The extensive rear garden is laid mainly to lawn with mature hedging, facing a sunny south westerly direction and enjoys a high level of privacy.

Services

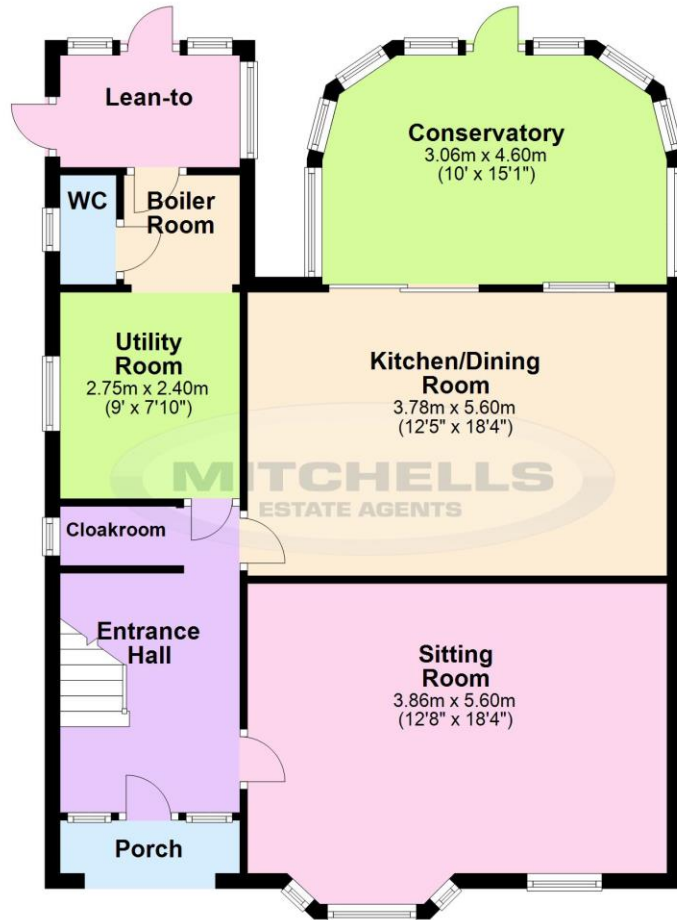
Mains gas, electric, drainage and water

Council Tax Band E

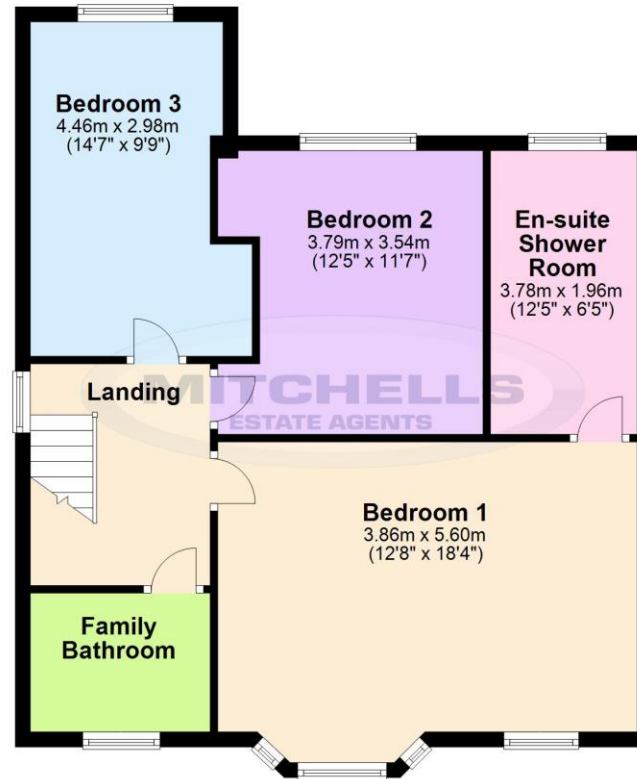
Energy Performance Rating Current 71C Potential 83B



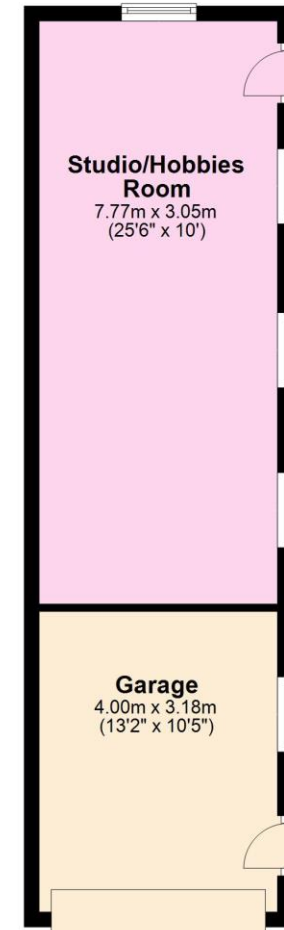
Ground Floor



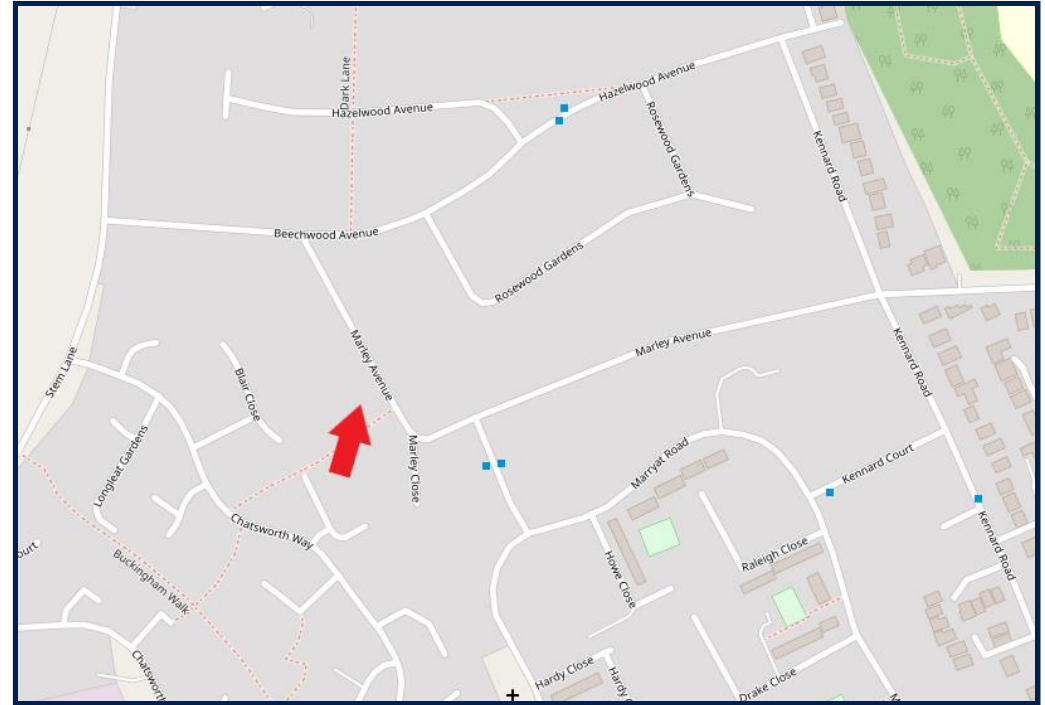
First Floor



Garden Building



'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'
Plan produced using PlanUp.



Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

Directions

From Mitchells turn left at the traffic lights and proceed over the railway bridge, take the first turning left into Avenue Road, at the end bear right into Kennard Road, take the third turning left into Marley Avenue, continue round to the right where the property will be found on the left hand side.





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