

74 BROOK AVENUE NORTH
NEW MILTON, HAMPSHIRE, BH25 5HQ

Artist Impression





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A stunning extended four double bedroom detached bungalow currently undergoing an extensive refurbishment programme and is situated within walking distance of New Milton Town Centre. Features of this beautiful property include a spacious kitchen/dining room, large double aspect sitting room, master bedroom with en-suite, a further three bedrooms, two with en suite, luxury family bathroom, driveway, attached single garage.

Estimated Completion Date: August 2021

- Entrance Hall • Kitchen/Dining Room • Sitting Room
- Four Bedrooms • Bathroom • Two En-Suite Shower Rooms
- Driveway • Separate Utility Room • Garage • Landscaped Rear Garden



£795,000

The Property

Entrance hall with Porcelanosa tiles, smooth plaster ceilings, hatch to roof space, central heating thermostat, double radiator and storage cupboard.

The kitchen/dining room is a particular feature of this property with a fantastic range of modern wall and base units with integrated Fridge freezer, oven, dishwasher and feature full length window onto the landscaped gardens.

The separate utility room provides a washing machine and tumble dryer and a door through to the garage which features an electric roller door.

The lovely square sitting room has a bright and airy double aspect with vaulted ceiling and ample space for furniture, tv aerial point, and aluminum bifold doors leading onto the decking and rear garden.

The luxury family bathroom features fully tiled walls, tiled flooring and a modern suite comprising of a WC with hidden cistern, wall hung wash hand basin with storage beneath, tiled panel bath with mixer tap over and waterfall shower head, heated towel rail, mirror with built in lighting, extractor fan and UPVC window. All of the bathrooms benefit from Porcelanosa sanitaryware and tiles.

The property benefits from four double bedrooms all with built in wardrobes and the master bedroom benefitting from a stunning en-suite shower room, again with modern high-quality fittings comprising of WC, wall hung wash hand basin with storage beneath and mixer tap over, mirror double walk-in shower with thermostatic shower attachments, extractor fan and ladder towel rail. Bedroom two also has an en suite and bedroom three benefits being jack and jill with the family bathroom.

The property has been extended and is currently undergoing complete refurbishment throughout which includes being re-plumbed, re-rendered, re-roofed new UPVC windows, and is offered with vacant possession.

The property will include a central technology hub which will enable connections to all modern smart appliances with some optional extras available. The property will also feature a connected security and heating system which can be managed from your smartphone.





Gardens & Grounds

To the front of the property there is a shingle driveway giving ample off-road parking for three to four vehicles and giving access to the single garage with electric roller door, pedestrian door to the utility room, power and lighting.

The rear garden has a large area of decking giving fantastic space for outside dining, a large area of lawn and is fully landscaped.

Services

Mains gas, electric, drainage and water

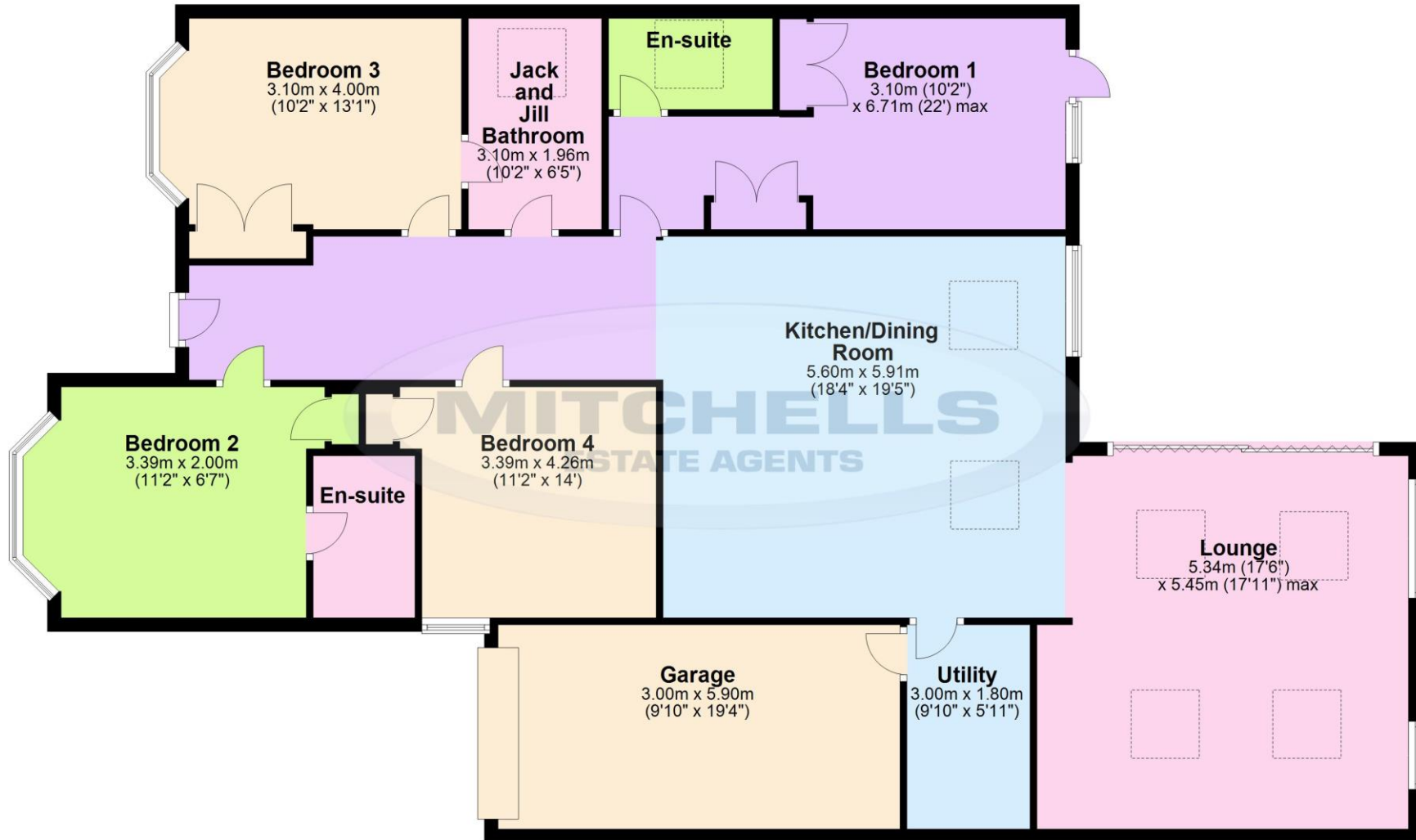
Council Tax Band - TBC

Energy Performance Rating Current TBC Potential TBC



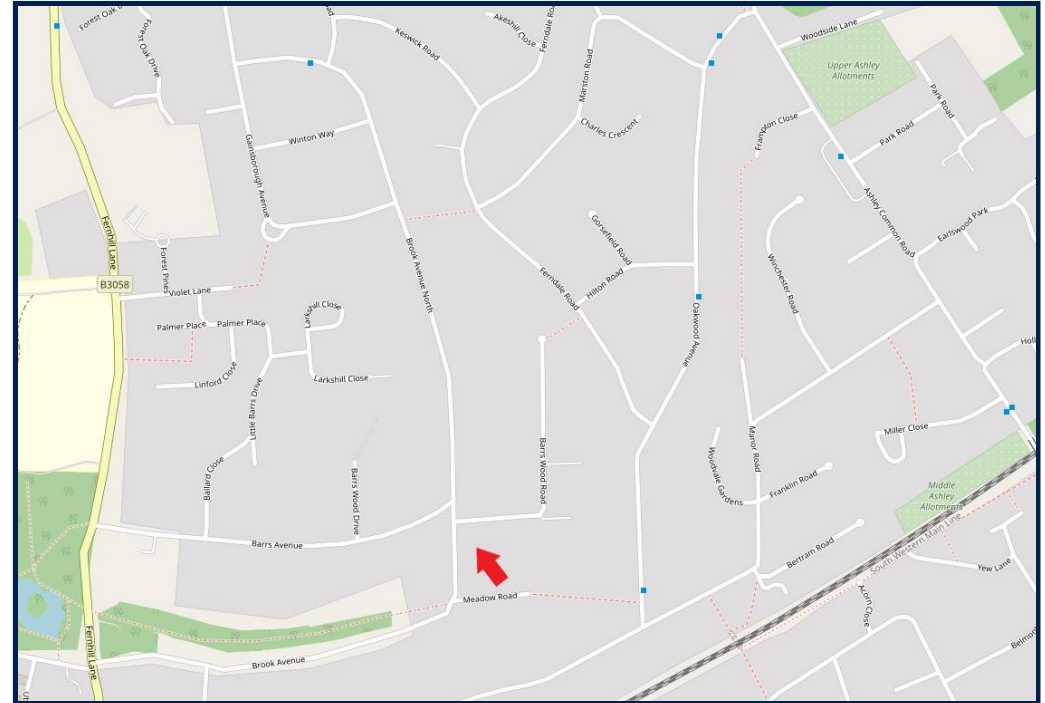
Ground Floor

Approx. 172.5 sq. metres (1856.2 sq. feet)



'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.

74 Brook Avenue Nth, New Milton



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 proceed up Station Road, continue over the railway bridge and take the second turning right into Brook Avenue. Continue along Brook Avenue bearing round to the left and into Brook Avenue North. Continue along this road for approximately five hundred yards and number 94 will be seen on your right hand side.





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