PINE TREES

30 LYMINGTON ROAD, NEW MILTON, HAMPSHIRE, BH25 6PY

MITCHELLS
ESTATE AGENTS

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30 Lymington Road, New Milton, Hampshire, BH25 6PY

An individual two double bedroom detached bungalow set on a good sized plot with lovely gardens in this convenient position within walking distance of New Milton town centre. Other features of this superb bungalow include good sized kitchen/breakfast room, a UPVC double glazed conservatory, excellent off-road parking including a detached garage, secluded garden to the rear and an internal viewing strongly recommended.

• Entrance Hall • Sitting/dining room • Conservatory • Kitchen/breakfast room

• Two Double Bedrooms • Shower Room • Cloakroom

• Off-road Parking • Detached Garage • Private gardens

£429,950

The Property

Spacious entrance hall with UPVC double glazed front door, double airing cupboard, double cloaks cupboard and trap to roof space with pull down ladder.

Lovely triple aspect sitting/dining room, with a feature brick fireplace with a recessed living flame gas fire, feature box bay window, lovely outlook over the gardens.

Kitchen/breakfast room fitted with a range of timber effect units with a contrasting worktop and a inset sink unit with a mixer tap over. Integrated double electric oven, gas hob and extractor, floor mounted gas fire boiler, space for a breakfast table, space for a slim-line dishwasher, washing machine and fridge, attractive tile effect flooring, large larder cupboard and a lovely outlook over the rear garden.

Conservatory with low level cavity brick walls, UPVC double glazed windows and polycarbonate roof, sliding doors onto the rear garden, radiator, and power points.

Two double bedrooms. Master bedroom benefitting from a double aspect and the second bedroom with a vanity unit.

Fully tiled shower room, fitted with a white suite comprised with corner shower cubicle with Mira shower. Wash basin with storage beneath, WC, ladder style heated towel rail, and attractive tile flooring.

Fully tiled separate cloakroom fitted with a modern white suite.

Gardens & Grounds

Bungalow sits on good sized individual plot, access via twin timber gates to a driveway which can accommodate at least four vehicles and leading to the detached single garage with a pitched roof, power light and up and over door. Front garden is well screened from the road by mature trees. The rear garden is a particular feature with large areas of shaped lawn with ornamental fish pond, well stocked and mature borders, patio area at the end of the garden enjoying a high degree of privacy.

Services

Mains gas, electric, drainage and water

Council Tax Band D

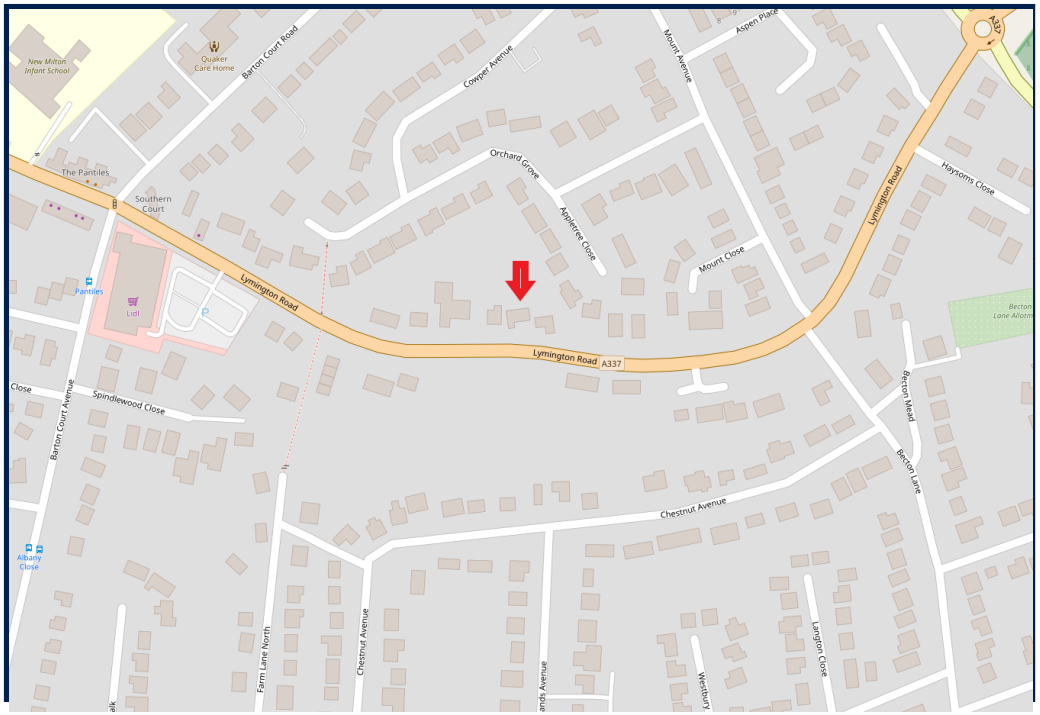
Energy Performance Rating TBC

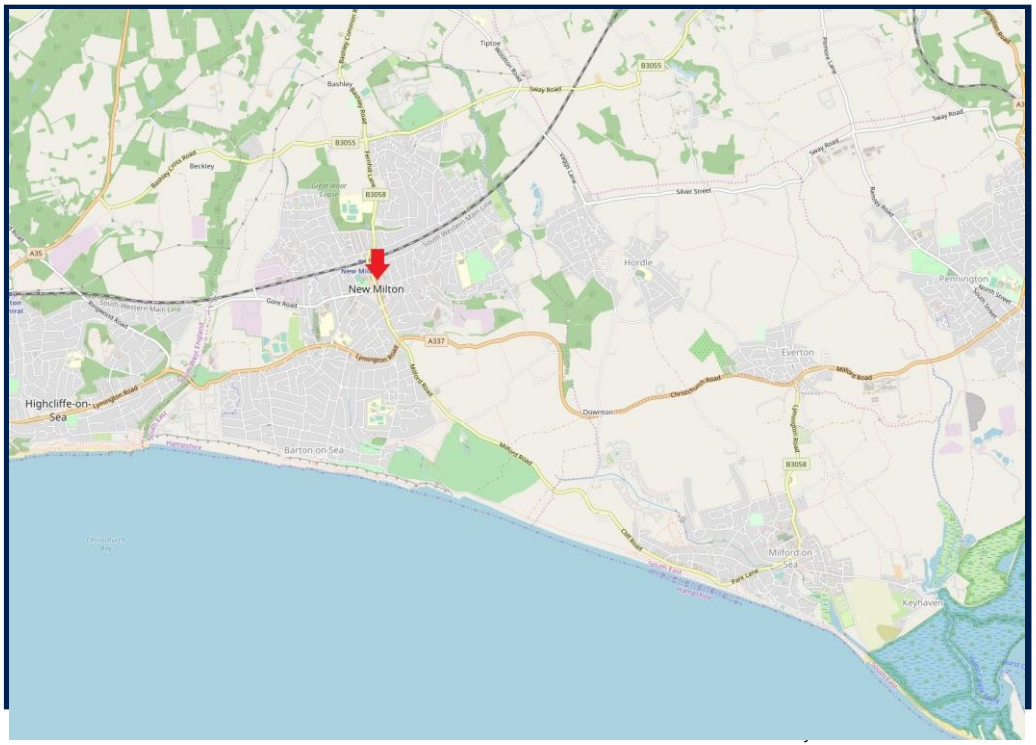
Floor Plan

Approx. 88.3 sq. metres (950.0 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.

Pine Trees, 30 Lymington Road, 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 turn right at the traffic lights and proceed along Station Road, at the roundabout turn right onto Lymington Road where the property will be found after a short distance on the right hand side.

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