

22 WOODVALE GARDENS

NEW MILTON, BH25 5EE





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This spacious three bedroom end of terrace house is ideally situated within walking distance of New Milton town centre and the local schools. The property offers spacious accommodation with features including a kitchen/dining room, a spacious sitting room, two double bedrooms, a tandem garage and a secluded west facing garden.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Landing
- Family Bathroom
- Three Bedrooms
- Garage
- Secluded Garden



£297,500

The Property

Entrance porch with UPVC window, UPVC door and laminate flooring.

Entrance hall with stairs to first floor landing, electric night storage heater, useful coat hooks and telephone point.

The sitting room has a continuation of the laminate flooring, large UPVC picture window, understairs storage cupboard, TV aerial point, night storage heater and glazed double casement doors through to the kitchen/dining room.

The kitchen/dining room is a particular feature of the property with tiled flooring, timber effect shaker style wall and base units with a contrasting granite effect worktop, stainless steel one and a half bowl sink with mixer tap over and drainer, space and plumbing for free standing cooker, washing machine, tall stand up fridge freezer and there is a cupboard housing a hot water cylinder and controls, UPVC window and UPVC door to the decking and rear garden. There is also ample space for a six seater table and chairs.

On the first floor landing there is a hatch to roof space, power point and smoke alarm.

The family bathroom is fitted with a white suite comprising a WC, pedestal wash hand basin, panel bath with mixer tap over and shower attachments, shower curtain, part tiled walls, tiled flooring, wall mounted Dimplex heater and UPVC window.

On the first floor there are two spacious double bedrooms both benefitting from built in wardrobes and ample space for double beds and furniture and the master enjoys an outlook to the front. Bedroom three is also situated at the front of the property, has space for a single bed or would make an ideal home office.





Gardens & Grounds

To the front of the property are the garages with this property benefiting from a double tandem garage with up and over door. Directly to the front of the property is an area of lawn with high level hedging and pathway leading to the front door.

To the rear of the property is a brick built storage shed, side gate for access, a large area of decking and a raised bed with block retaining wall. The rest of the garden has been laid to patio for ease of maintenance and has a sunny westerly aspect.

Services

Electric, drainage and water

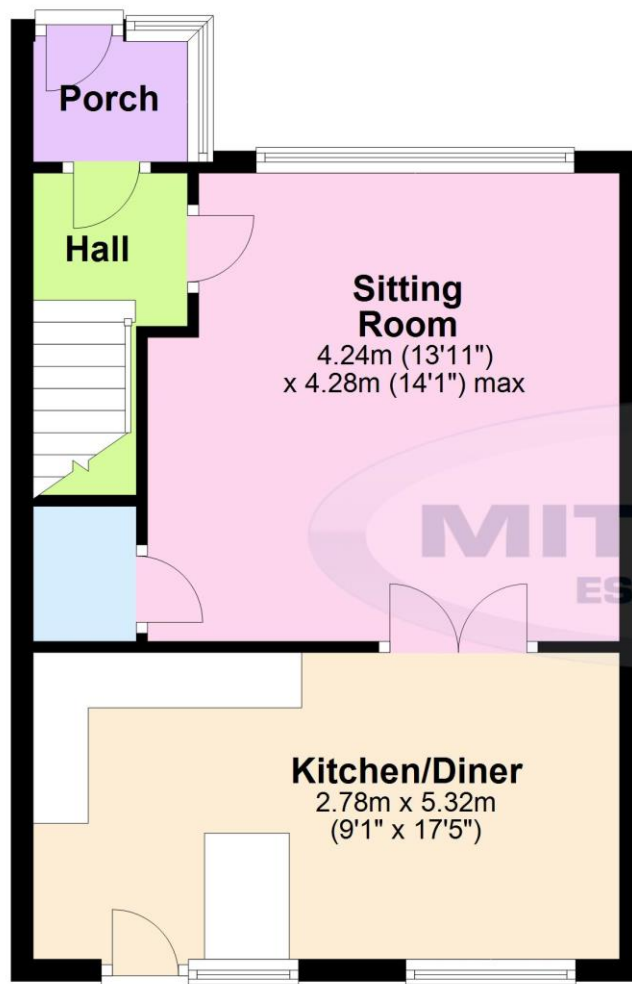
Council Tax Band C

Energy Performance Rating Current 42E Potential 79C



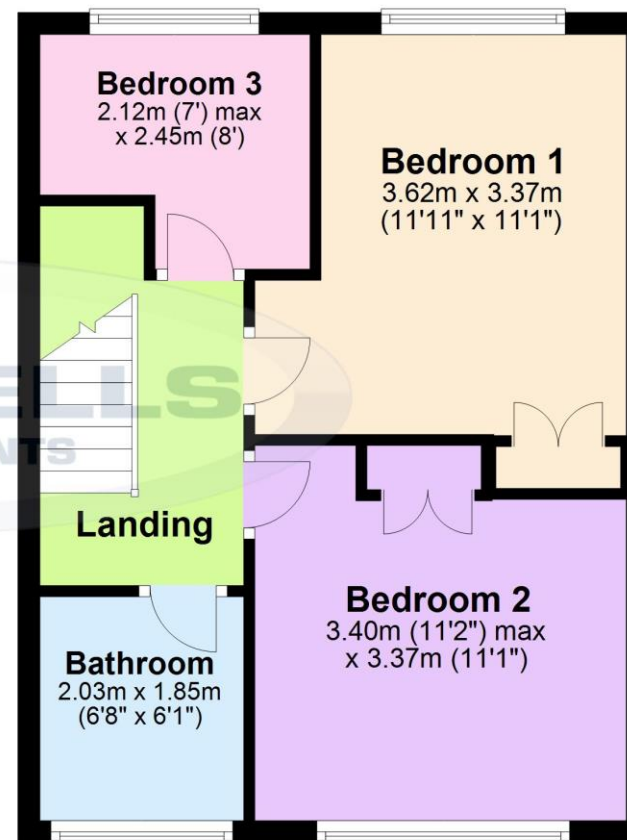
Ground Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.2 sq. feet)



Total area: approx. 77.3 sq. metres (832.3 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.

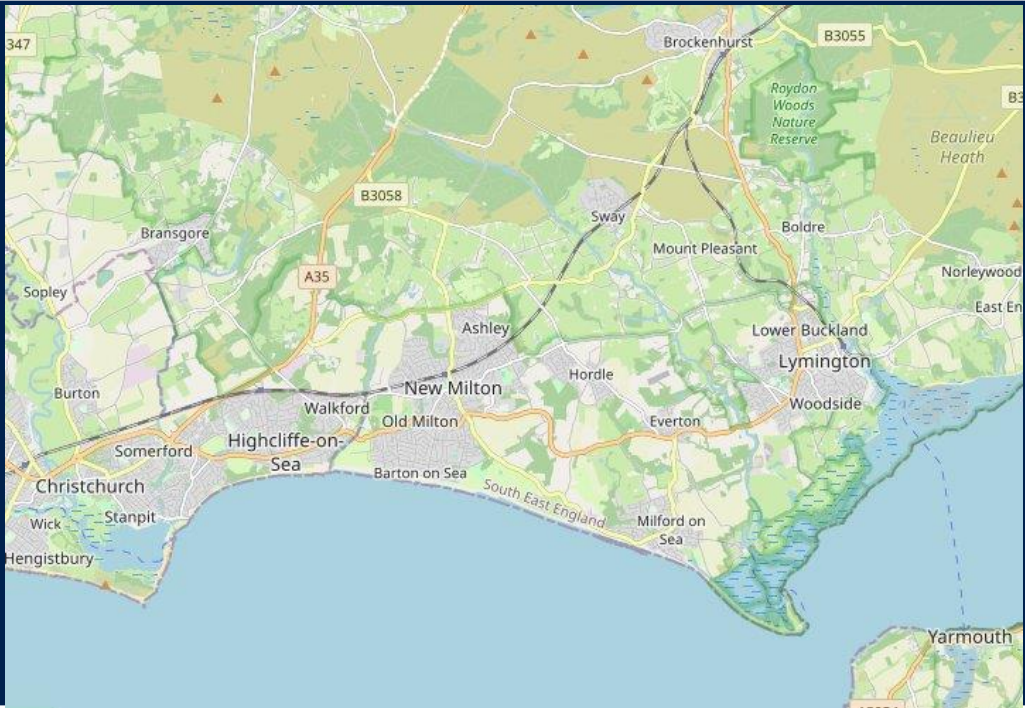
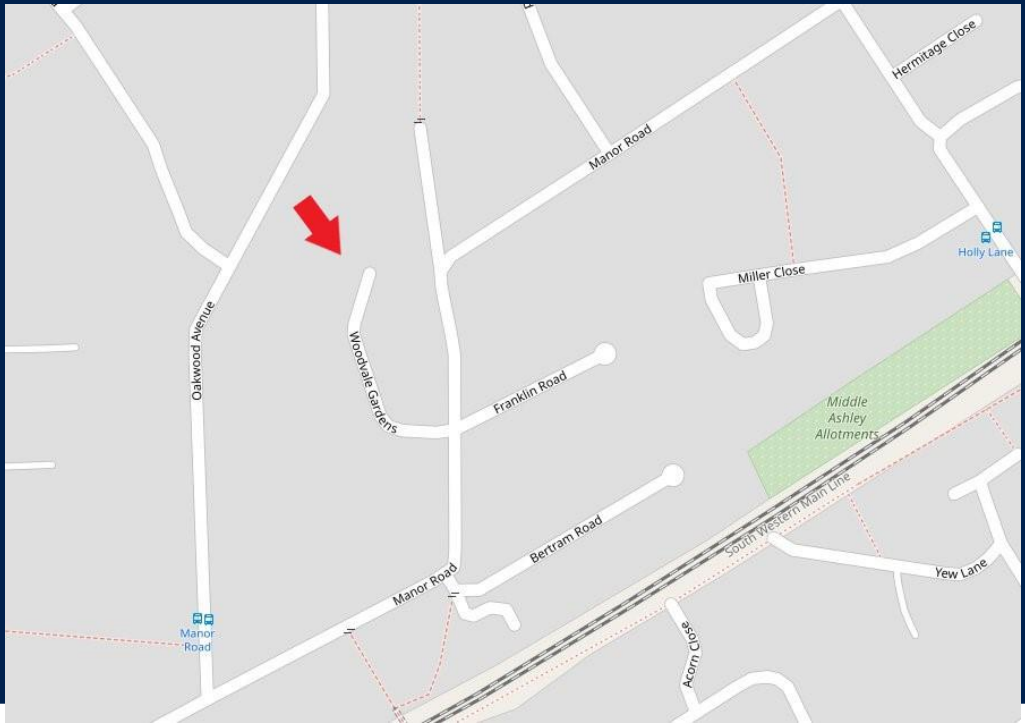


Situation

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 up Station Road. Continue over the railway bridge taking the first turning right into Manor Road. Continue along Manor Road and following it round to the left where Woodvale Gardens will be the first turning on your left hand side. Continue almost to the end where number 22 will be seen on your left hand side.





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