



12, York Avenue, New Milton, BH25 6BT

£899,950

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*12 York Avenue
New Milton
Hampshire
BH25 6BT*

This truly stunning four double bedroom chalet style house is situated on one of New Milton's premier roads, just a short walk from the high street and mainline railway station. The property offers bright, modern accommodation, with features including a fantastic entrance hall, a generous kitchen/dining room, a utility room, two ground floor double bedrooms, a master bedroom with an excellent ensuite, and a sunny, secluded west facing garden.

- Kitchen/Dining Room
- Sitting Room
- Ground Floor Cloakroom & Utility Room
- Two Ground Floor Double Bedrooms
- Ground Floor Shower Room
- First Floor Landing With A Study Area
- Two First Floor Double Bedrooms
- Two En-Suite Shower Rooms
- Walk-In Dressing Room
- Driveway & Secluded West Facing Garden



The Property

Entrance hall with an understairs storage cupboard, stairs leading to the first floor landing, and double casement doors opening into the kitchen/dining room.

The kitchen is fitted with a modern range of cream shaker style wall and base units, a contrasting quartz worktop, a butler style sink with a mixer tap, and a breakfast bar. Integrated appliances include a dishwasher and a four burner induction hob with an extractor fan above, along with space and plumbing for a tall, freestanding fridge/freezer. Tiled flooring continues through to the dining room, which benefits from a glazed UPVC door leading out to the patio and rear garden.

A doorway leads to the ground floor cloakroom and utility room. The utility room comprises shaker style wall and base units, a contrasting worktop, a ceramic sink with mixer tap and drainer, a cupboard housing the pressurised hot water cylinder, a wall mounted Worcester combination boiler, a cupboard containing the electrical consumer unit and solar panel controls, and a UPVC door providing access to the side pathway.

The ground floor cloakroom features a modern suite comprising a WC with a hidden cistern, a wash hand basin with mixer tap and storage beneath, and a heated towel rail.

The sitting room enjoys a bright triple aspect, a feature fireplace with an oak mantle, an inset Clearview wood burning stove, electric blinds, and double casement doors opening onto the patio and rear garden.

There are two ground floor double bedrooms. Bedroom four is located at the front of the property and includes a wall mounted TV aerial point. Bedroom three is a particularly spacious double room, overlooking the rear garden, and is currently used as a separate snug.

The ground floor shower room includes a suite comprising a walk-in double shower with thermostatic shower attachments, a WC, a wall hung wash hand basin with mixer tap and tiled splashback, and a heated towel rail.

The first floor landing features an eaves storage cupboard and a study area with a glazed UPVC door opening onto a Juliette balcony, which enjoys stunning views over the rear garden.

The master bedroom benefits from a wall mounted TV aerial point, a UPVC window, and a dressing area with built-in wardrobes fitted with sliding solid wood doors and recessed ceiling spotlights. It provides access to the impressive en-suite, which comprises a walk-in double shower with thermostatic shower attachments and glass shower screen, a panel bath with mixer tap and handheld shower attachment, a WC with hidden cistern, a wash hand basin with storage beneath, a tiled splashback, two chrome heated towel rails, and a shaver point. The master also has its own dressing room with an eaves storage cupboard, a UPVC window, and ample space for additional wardrobes and hanging.

Bedroom two is situated on the first floor and offers a good selection of built-in storage, a TV aerial point, and its own luxury en-suite shower room. The en-suite comprises a pedestal wash hand basin with mixer tap, a WC, a corner shower cubicle with thermostatic shower attachments, part tiled walls, a heated towel rail, and a dressing area.

The property is wired with Cat 5 cabling to most rooms, benefits from solar panels on the roof, and has air conditioning.





Gardens & Grounds

To the front of the property, there is a block paved in and out driveway providing off road parking for numerous vehicles and access to the front door, which is sheltered by an attractive porch.

The rear garden is a particular feature of the property, enjoying a bright, sunny westerly aspect and a large patio area. The remainder of the garden is laid to lawn, bordered by mature and colourful planting, with a storage shed and an attractive pergola.

There is also a garage with an up and over door and a pitched tiled roof.

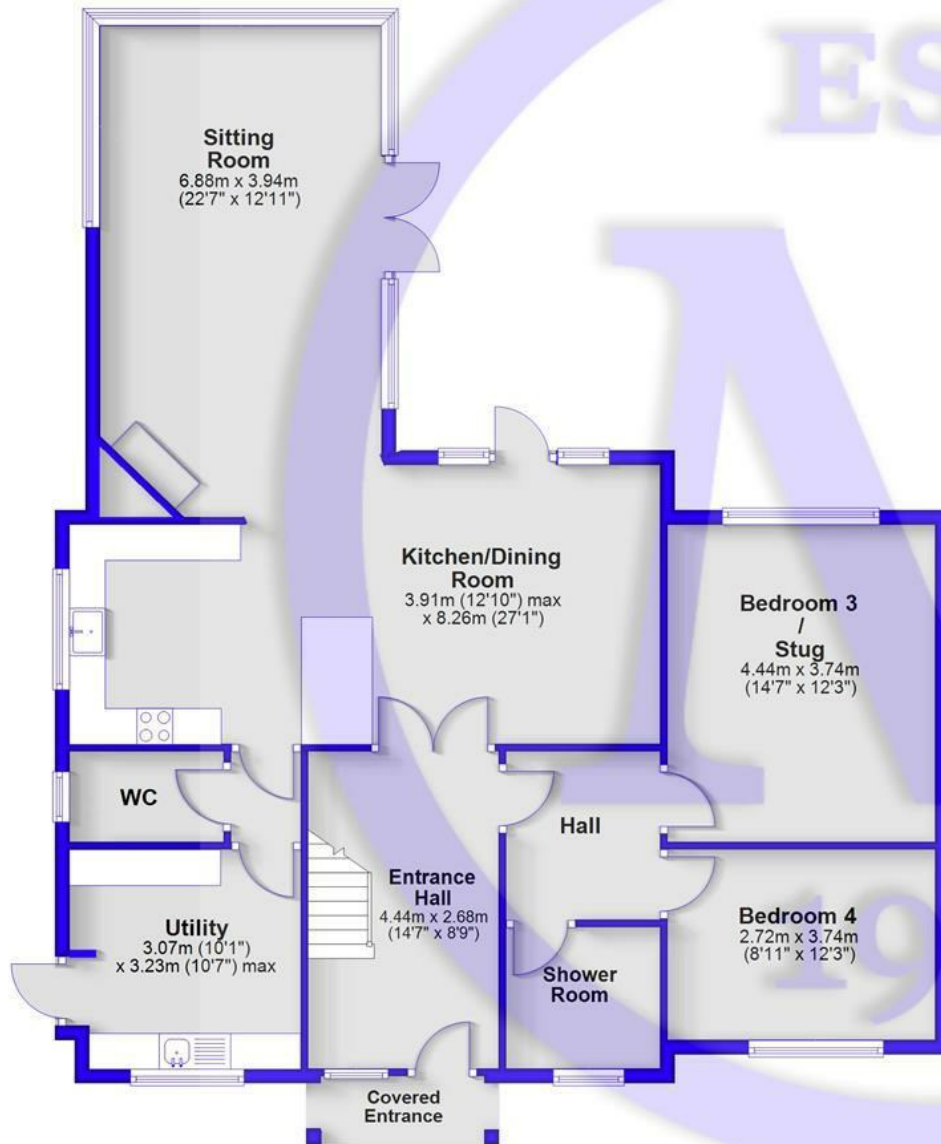
Services

Mains gas, electricity, water and drainage

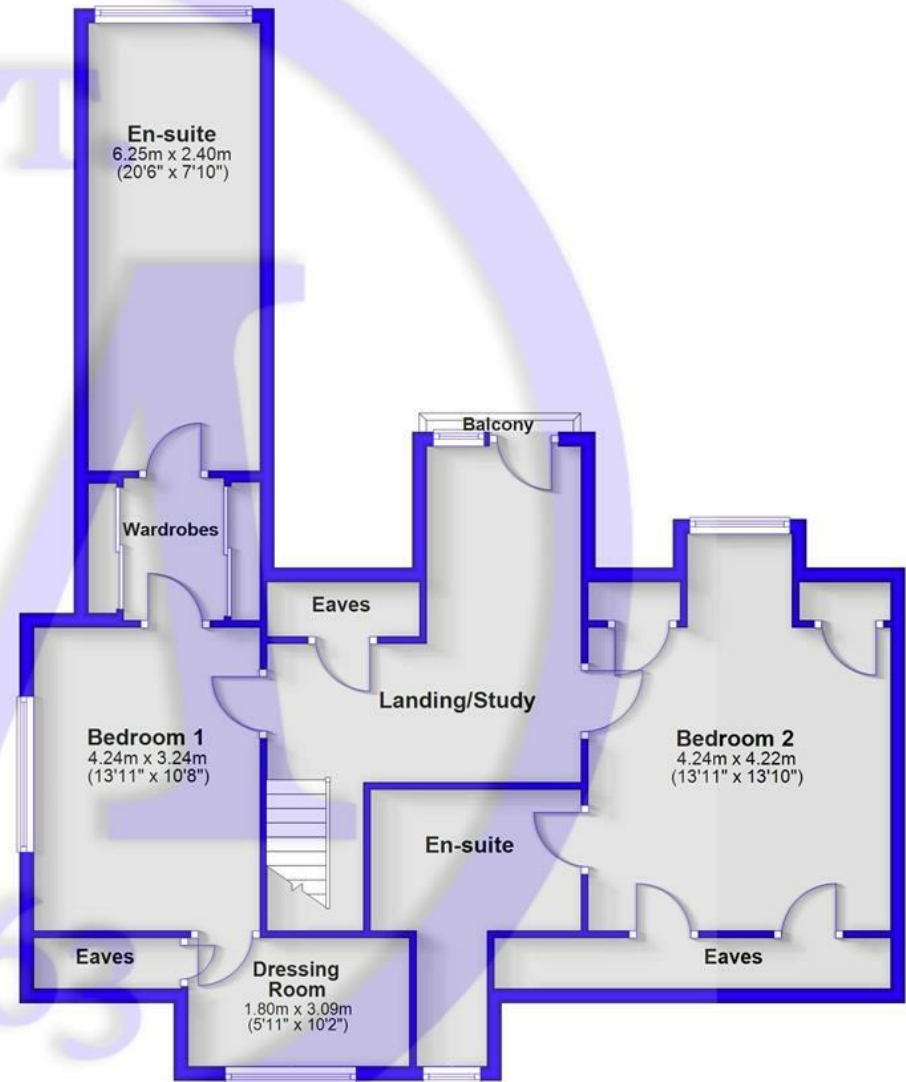
Council Tax Band: F

Energy Performance Certificate (EPC) Rating:

Ground Floor
Approx. 123.3 sq. metres (1327.6 sq. feet)



First Floor
Approx. 96.4 sq. metres (1037.8 sq. feet)



Total area: approx. 219.8 sq. metres (2365.4 sq. feet)



Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.



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