



33, Heathwood Avenue, Barton on Sea, New

Asking Price £750,000

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*33 Heathwood Avenue
Barton on Sea
New Milton
Hampshire
BH25 7LW*

A beautifully presented, three bedroom, high quality detached bungalow situated in a sought after and peaceful residential location, within easy walking distance of Barton on Sea clifftop and beach. The property has been extended and comprehensively modernised in recent years and is now presented in first class order throughout. Features include a stunning large kitchen/dining room, well landscaped gardens, an en-suite shower room to the master bedroom, an impressive orangery, and a modern bathroom. An internal viewing is strongly recommended.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Orangery
- Three Bedrooms
- Bathroom
- En-Suite Shower Room
- Garage
- Off Road Parking
- Private Gardens



The Property

Large entrance hall with attractive timber effect flooring, a trap door to the roof space with a pull down ladder, a double storage cupboard housing a wall mounted gas fired boiler, and a utility storage cupboard with space and plumbing for a washing machine.

Lovely double aspect sitting room with a feature recessed wood burning stove, recessed ceiling spotlights, and a pleasant outlook to the front.

Stunning large kitchen/breakfast room, with the kitchen area having an excellent range of high quality, modern wall and base units with soft closing drawers and doors, and stone worktops and upstands. Integrated appliances include a twin Hotpoint electric oven, an American style larder fridge, a touch control halogen hob, and a dishwasher. Additional features include attractive timber effect flooring, recessed ceiling spotlights, a breakfast bar, UPVC double glazed casement doors to the outside, an extractor fan, and ample room for a dining table.

Beautiful orangery with a pitched glass roof, timber effect flooring, twin casement doors opening onto the patio, and a lovely private outlook over the rear garden.

Three good sized bedrooms, two with built-in wardrobes, and one currently set up as a home office.

En-suite shower room with a feature curved wall, fitted with a modern white suite comprising a fully tiled shower cubicle with a thermostatically controlled shower, a wash basin with storage beneath, a WC, tiled flooring, a chrome ladder style heated towel rail, recessed ceiling spotlights, and an extractor fan.

Luxury fully tiled bathroom fitted with a white suite including a panel bath with mixer tap and shower attachment over, a separate fully tiled shower cubicle with thermostatically controlled shower, a wash basin with storage beneath, a WC, tiled flooring, a chrome ladder style heated towel rail, recessed ceiling spotlights, and an extractor fan.





Gardens & Grounds

The property sits on a beautifully landscaped plot, with the front garden laid mainly to attractive block paviour and decorative stone, providing excellent off road parking.

The driveway extends along the side of the property, leading to a good sized detached garage with power, lighting, twin opening timber doors, and a pitched roof.

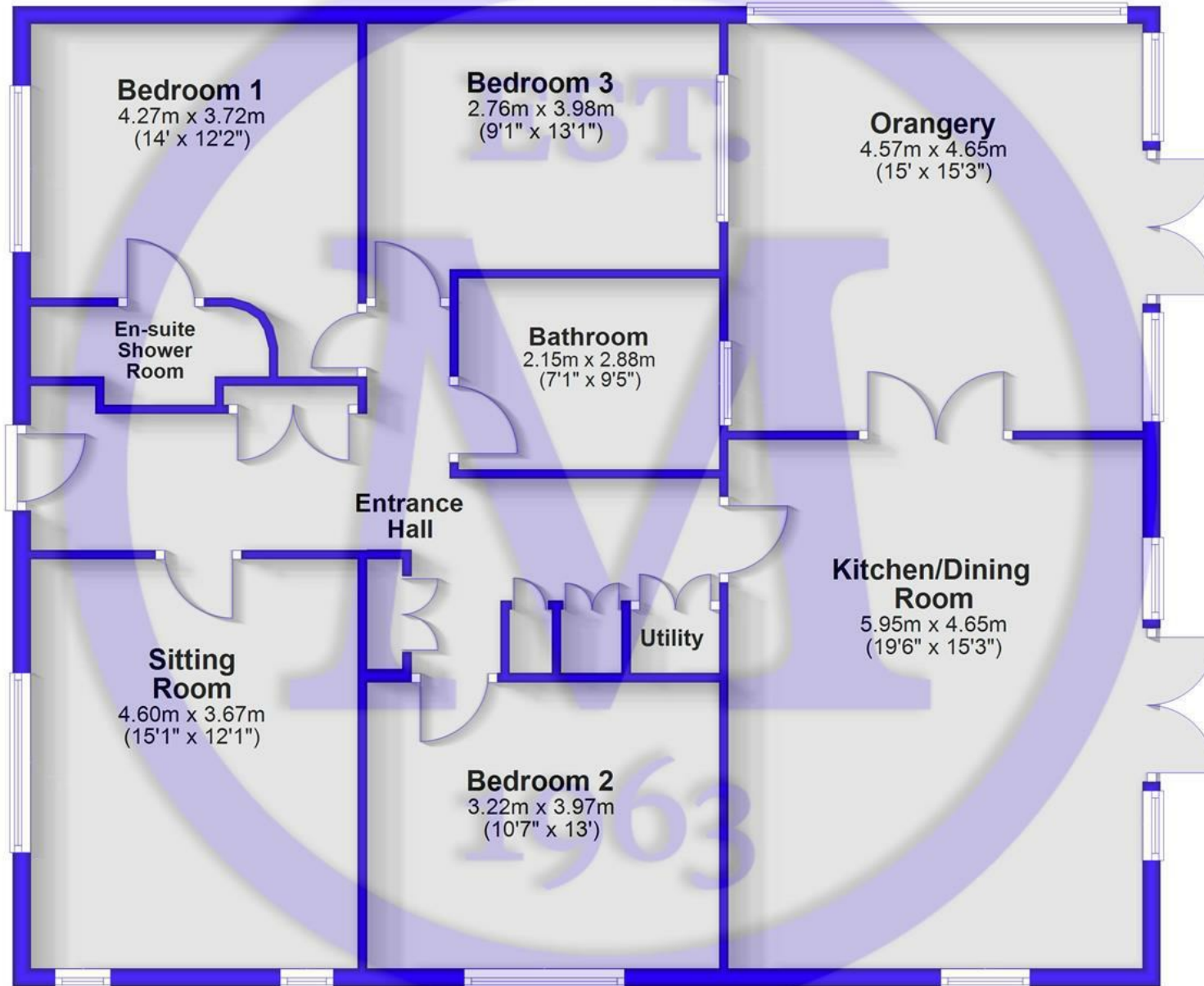
Adjoining the rear of the property is an area of textured paved patio, block paviour pathways, a well kept central lawn, colourful flower and shrub borders, a useful garden shed, all enjoying a good degree of privacy.

Services

Mains gas, electric, water and sewerage
Council Tax Band D
Energy Performance Rating C

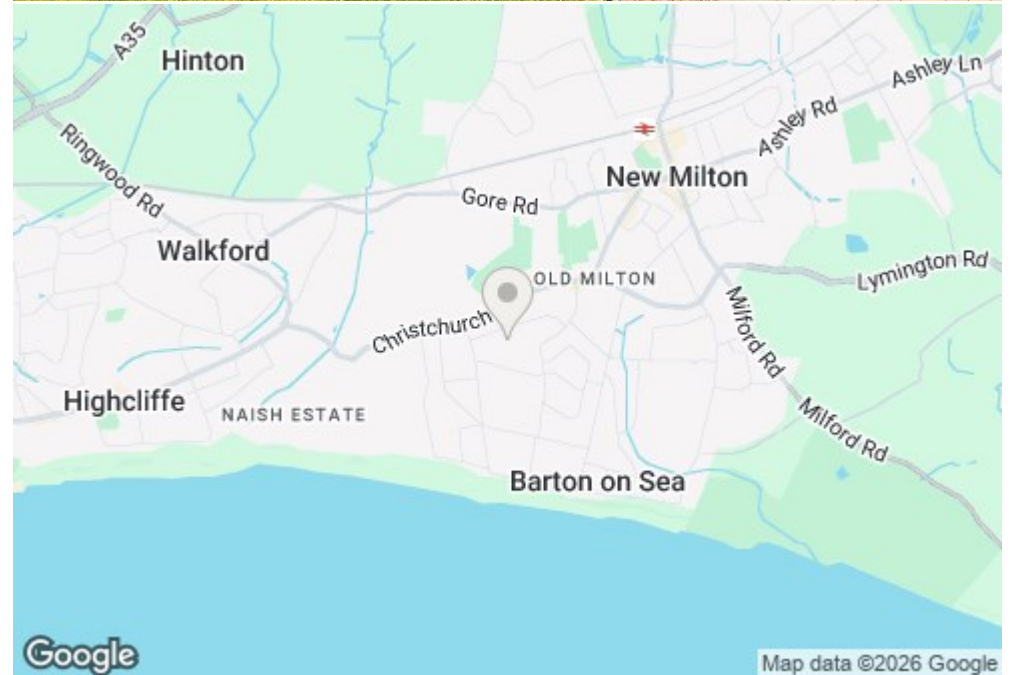
Floor Plan

Approx. 132.6 sq. metres (1427.1 sq. feet)



Total area: approx. 132.6 sq. metres (1427.1 sq. feet)

Situation





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

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