



37, Hazelwood Avenue, New Milton, BH25 5LX

£675,000

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*37 Hazelwood Avenue
New Milton
Hampshire
BH25 5LX*

An immaculate four bedroom detached bungalow, presented in truly stunning condition throughout, having been professionally extended and refurbished in recent times to an exceptional standard of specification. The property occupies a popular and peaceful location, within only a few steps of the local post office/store, and is a beautiful fifteen minute walk through Ballard Woods to the lake and town centre beyond. Other features of this fantastic property include a superb large kitchen/dining room, a lovely double aspect sitting room with casement doors onto the rear garden, a useful separate utility room, an en-suite shower room to the master bedroom, built-in wardrobes, landscaped gardens, a high quality garden office/hobbies room, and a south facing aspect to the rear.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Cloakroom
- Garage
- Off Road Parking



The Property

Entrance hall with excellent built-in storage and a trap to the roof space with a pull down ladder.

Lovely double aspect sitting room with contemporary radiators, twin casement doors onto the patio, and a lovely south facing outlook over the rear garden.

Stunning large kitchen/dining room with the kitchen area featuring an extensive range of high quality wall and base units with soft closing drawers and doors, and a contrasting marble effect worktop with an inset sink unit and mixer tap. Integrated appliances include a full height fridge, a separate freezer, an electric oven, a combination oven, a touch control induction hob, an extractor fan, and a dishwasher. Additional features include recessed ceiling spotlights, a large glass roof lantern, a breakfast bar, attractive timber effect flooring, bi-folding doors onto the south facing patio, and ample room for a dining table.

Useful separate utility room with a further range of built-in cupboards with a contrasting stone effect worktop, an inset sink unit with mixer tap, timber effect flooring, space for a washing machine and tumble dryer, and a UPVC double glazed door to the outside.

Four good sized bedrooms, three with built-in wardrobes. The master bedroom benefits from a luxury en-suite shower room comprising a fully tiled shower cubicle with a thermostatic controlled shower, a wash basin with storage beneath, a WC, a contemporary radiator, tiled flooring, recessed ceiling spotlights, and an extractor fan.

Fully tiled family bathroom fitted with a high quality white suite comprising a panelled bath with a mixer tap and shower attachment over, a separate shower cubicle with a thermostatic controlled shower, a wash basin with storage beneath, a WC, tiled flooring, recessed ceiling spotlights, a contemporary radiator, and an extractor fan.

Cloakroom fitted with a modern white suite.

The property is offered with no forward chain.





Gardens & Grounds

The fully landscaped gardens are divided from the pavement by mature hedging and twin timber gates. The front garden is laid mainly to decorative stone, providing off road parking for numerous vehicles and leading to the attached garage, which has an electrically operated up and over door, power, and light.

Adjoining the rear of the property is a good sized patio area with decorative brick edging, with the remainder of the garden laid mainly to lawn for ease of maintenance, all enjoying a good degree of privacy and a sunny south facing aspect. There is a garden store and a superb bespoke garden building, ideal as a home office, hobbies room, etc., with both power and light.

Services

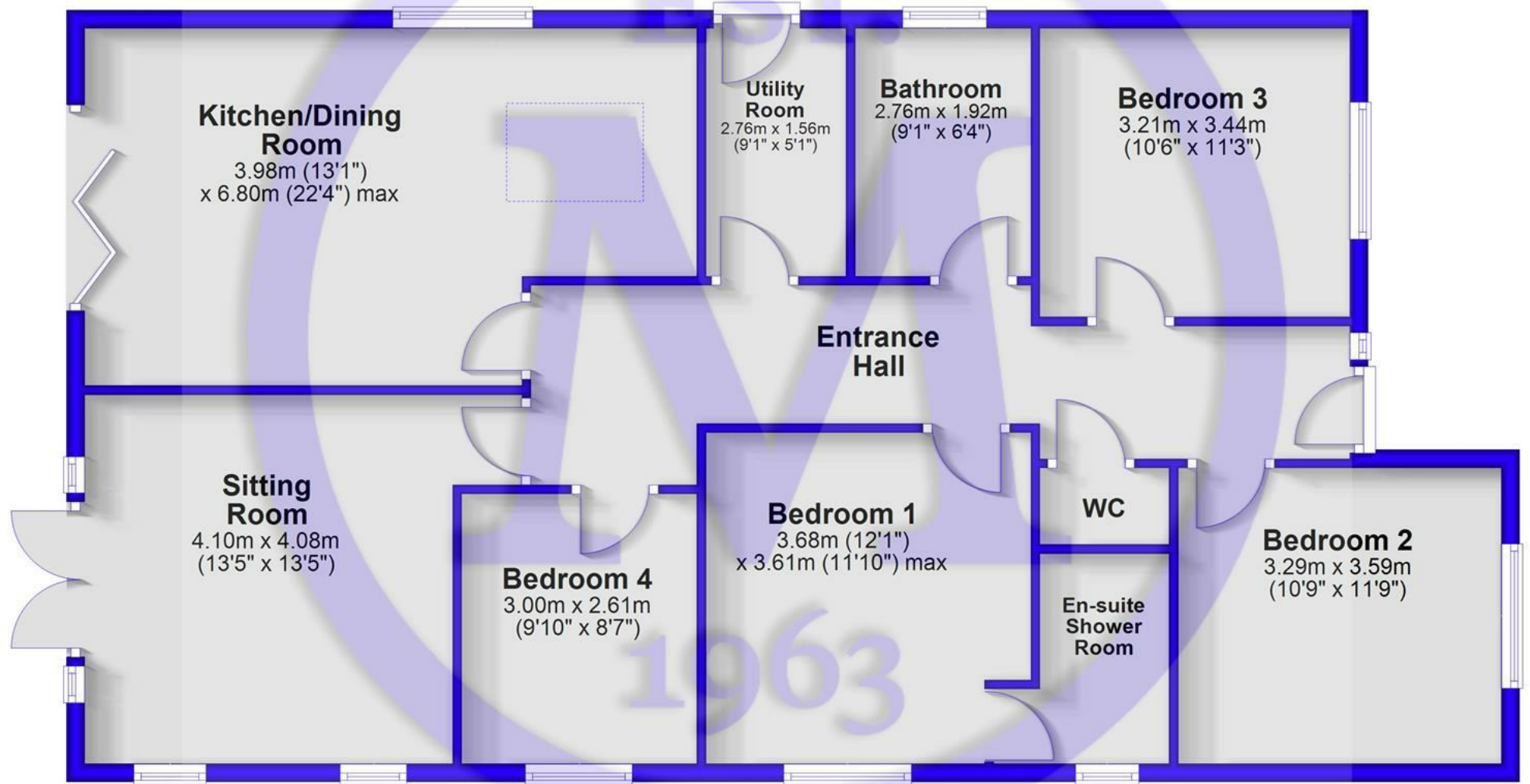
Mains gas, electricity, water and drainage

Council Tax Band: D

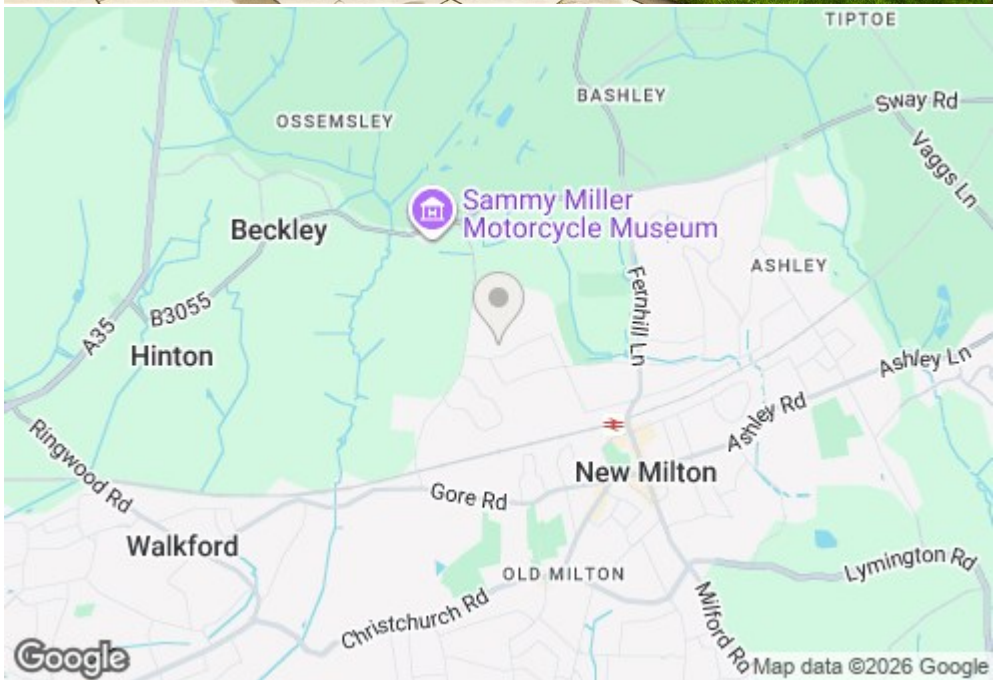
Energy Performance Certificate (EPC) Rating: C

Floor Plan

Approx. 120.3 sq. metres (1295.2 sq. feet)



Total area: approx. 120.3 sq. metres (1295.2 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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