



107 MANOR ROAD • NEW MILTON • BH25 5EQ

£620,000

A well presented four bedroom detached house with generously proportioned accommodation, with the benefit of a large garden, garage and driveway parking for multiple vehicles. The property is located in a popular road within easy reach of New Milton town centre.

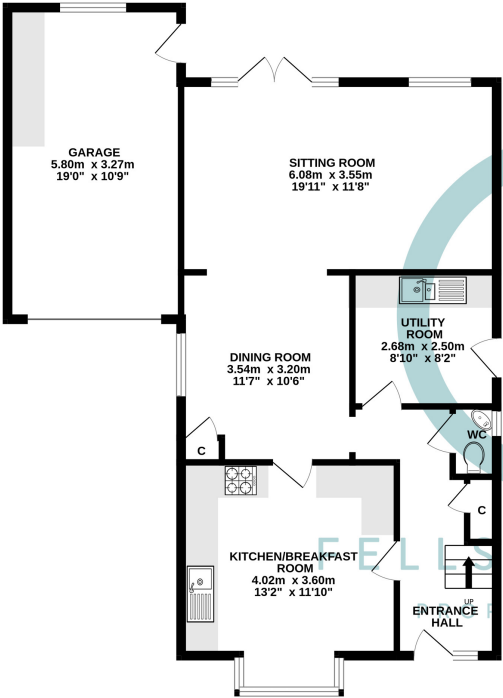


FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

GROUND FLOOR
83.0 sq.m. (893 sq.ft.) approx.



1ST FLOOR
68.1 sq.m. (734 sq.ft.) approx.



TOTAL FLOOR AREA : 151.1 sq.m. (1627 sq.ft.) approx.
Made with Metropix ©2024

Property
Specification

Kitchen/breakfast room

Utility room and ground
floor cloakroom

Sitting room open plan to
the dining room

Four first floor double
bedrooms

Two first floor bathrooms

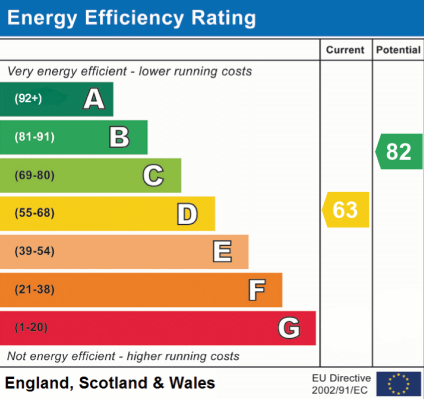
Garage

Driveway parking for
multiple vehicles

Large garden

Within easy reach of New
Milton town centre

Well presented and well
proportioned
accommodation



Description

Located within easy reach of New Milton town centre and the local shops at Ashley, this well presented four bedroom detached house offers spacious accommodation and has the added benefit of a large rear garden, garage and driveway parking for multiple vehicles.

Front door leading into the entrance hall with window to the front aspect, with stairs rising to the first floor with under stairs storage cupboard. Cloakroom with low level WC, wash hand basin and obscure window to the side aspect. Door from entrance hall into the Kitchen/breakfast room with comprehensive range of floor and wall mounted cupboard and drawer units with worktop over and tiled splashbacks. Inset single drainer sink unit with mixer tap over. Space for free standing cooker with extractor hood over. Space for Amercian style fridge/freezer, space and plumbing for washing machine/dishwasher, box bay window to the front aspect. Separate door leading into the dining room from the kitchen which can also be accessed from the entrance hall. Built-in cupboard, window to the side and open plan through to the large sitting room with window and additional full height windows to the rear aspect with french patio doors opening out onto the patio area and garden beyond. Utility room accessed from the entrance hall, which has a range of floor and wall mounted cupboard units, one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine and tumble dryer. Pedestrian door to the side, giving access to the side of the house.

First floor landing with window to the side aspect and hatch giving access to the loft space, where the water tank and gas fired central heating boiler are located. Master bedroom with built-in wardrobes with sliding doors. Family

bathroom with modern white suite comprising a panelled bath unit with mixer taps, low level WC, wash hand basin with mixer tap, heated towel rail, fully tiled walls, obscure window to the front aspect. Dual aspect bedroom two with windows to the front and rear aspect. Bedroom three with window to the rear aspect. Bedroom four with open storage and window to the side aspect. Second bathroom with modern white suite comprising of a panelled bath unit with mixer taps, electric shower and glass shower screen, low level WC, wash hand basin with mixer tap, heated towel rail, fully tiled walls, obscure window to the rear aspect.

Outside to the front of the property there is a shingled driveway parking for multiple cars and garage with up and over door and power and light. There is a pedestrian door leading out to the rear garden. Low brick wall to the front boundary and a wooden gate to the side giving pedestrian access down the right hand side of the property, through to the rear garden. The large rear garden is mainly laid to lawn with a decked area adjacent to the rear of the property with space for patio furniture and there are various shrubs, trees and plants. Outbuilding/garage. Half way down the garden, there is a low brick wall and a few steps leading up to a raised level, which again is mainly laid to lawn with a greenhouse and the boundaries are fenced to all sides.

New Milton is a popular and thriving market town in the New Forest with a train station providing a direct link to London Waterloo and a wide array of shops, cafes, bars, and eateries. It neighbours the cliff-top village of Barton on Sea with beautiful beautiful beaches and views of The Isle of Wight across to The Purbecks. North of New Milton you have an abundance of open New Forest to explore.









Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 lymington@fells-gulliver.com fells-gulliver.com

Fells Gulliver (Lymington) Limited give notice to anyone reading these particulars that they have been prepared as a general guide only. Their accuracy is not guaranteed, and they do not form part of a contract. We have not carried out any detailed survey nor tested the services, appliances or specific fittings. Room sizes are approximate and should not be relied upon for carpets or furnishings. Photographic images are reproduced in good faith and are for information only, they do not infer that any items shown are included in the sale. If there is any point which is of importance to you please contact us in order to check any information, particularly if you are contemplating traveling some distance to view this property.



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988