



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

12 Little Barrs Drive

New Milton • BH25 5RW



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Offered for sale with no forward chain, this delightful three double bedroom detached house has the benefit of a ground floor bedroom and shower room, good size garden, garage and driveway parking. The property is located in a quiet cul-de-sac and within easy reach of New Milton High Street and train station.



3



2



£545,000

Key Features

- Kitchen overlooking the rear garden
- Two first floor double bedrooms, both with range of built-in wardrobes and a first floor shower room
- Good size mature rear garden, mainly laid to lawn with terrace area
- Just a few minutes drive of New Milton High Street and train station
- Offered for sale with no forward chain
- Triple aspect sitting/dining room with patio door leading out to the rear garden
- Ground floor bedroom three
- Integral garage with power and light and driveway parking
- Garage with electric up and over door, with power and light
- EPC Rating:D & Council Tax Band:E

Est.1988



Description

Located within easy reach of New Milton High Street, this charming three double bedroom detached house offers well presented, spacious and versatile accommodation, having the benefit of a ground floor double bedroom and shower room, good size rear garden, integral garage and driveway parking. The property is also offered for sale with no forward chain.

Covered front door with full height side window, leading into the entrance hall. Stairs rising to the first floor with understairs storage cupboard. Airing cupboard housing the hot water cylinder and shelving for linen storage. Shower room with walk-in shower, wash hand basin with mixer tap and vanity storage cupboard under, WC, radiator and obscure glazed window to the front aspect.

Sitting room with bay window to the front aspect. Electric fire with hearth. Window to the side aspect and large opening leading through to the dining room which has a door leading into the kitchen and patio doors opening out onto the paved terrace area. The kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with rolled worktop over and tiled splashbacks. Inset single bowl and drainer stainless steel sink unit with mixer tap over. Space for freestanding oven, space and plumbing for washing machine and space for tall fridge freezer. Window and part glazed door to the rear aspect leading out to the garden and door leading back through to the entrance hall. Ground floor double bedroom three is currently utilised used as a dining room and has a window to the rear aspect.

Large first floor master bedroom with an array of built-in wardrobes and storage cupboards and has a window to the front aspect. Double bedroom two is a similar size and also benefits from three double built-in wardrobes and a window to the front aspect. Servicing the two bedrooms is a shower room with corner shower cubicle with sliding glass doors with mixer shower. WC, pedestal wash hand basin with mixer tap, fully tiled walls, radiator and obscure window to the rear aspect.

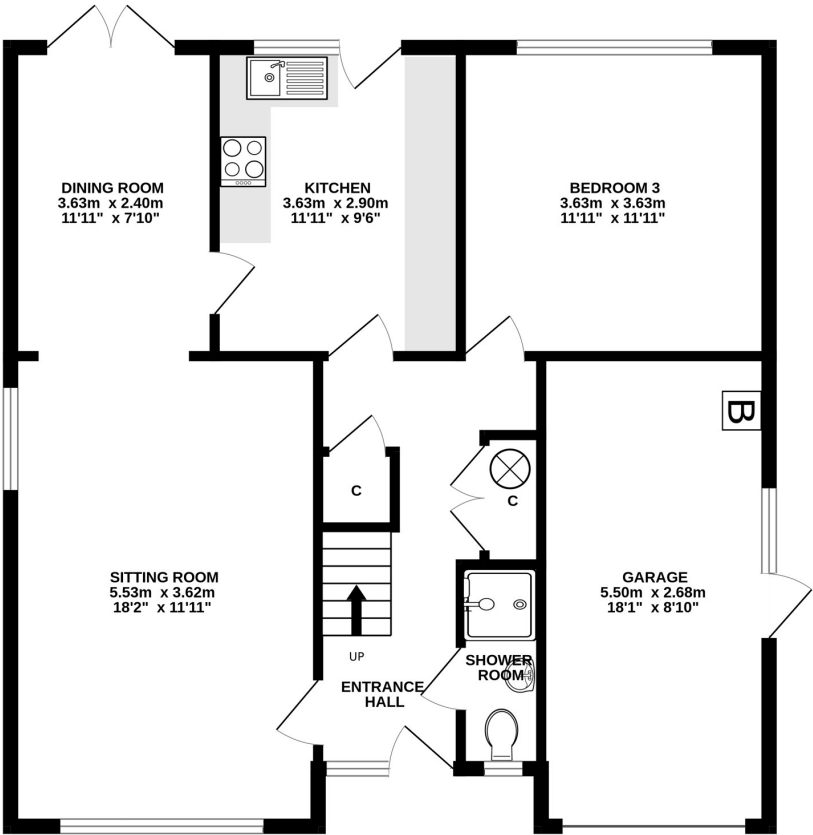
Outside to the front, the garden is open plan with an area of lawn with a driveway leading up to the garage. The garage has an electric up and over door and a personnel door and window to the side aspect. The wall mounted gas fired central heating boiler is located in the garage. There a wooden pedestrian gate to the side of the garage providing access through to the rear garden.

The rear garden is a good size and is mainly laid to lawn with various mature trees, shrubs and borders. There is a paved terrace area adjacent to the rear of the house, with room for patio furniture and the garden boundaries are fenced to all sides.

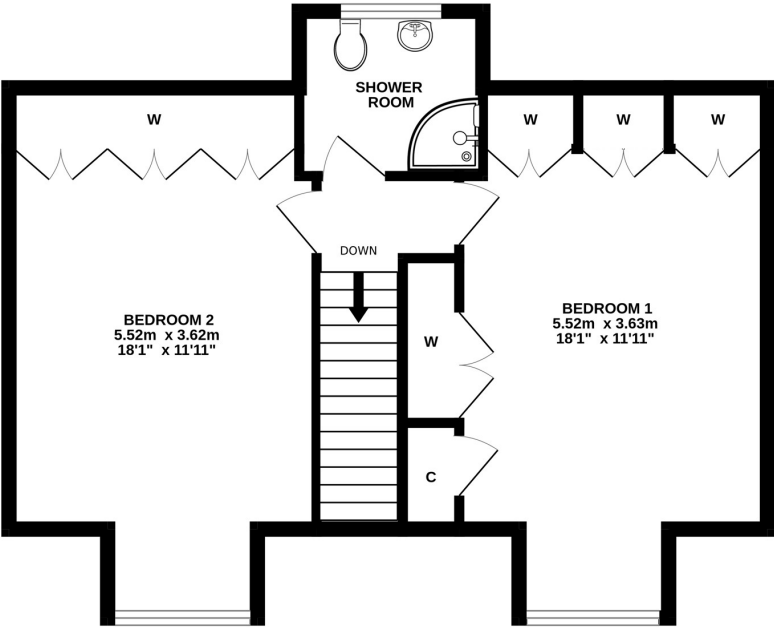
New Milton is a popular and thriving market town in the New Forest with a train station providing a direct link to London Waterloo and a wide array of shops, cafes, bars, and eateries. It neighbours the cliff-top village of Barton on Sea with beautiful beautiful beaches and views of The Isle of Wight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

Floor Plan

GROUND FLOOR
80.1 sq.m. (862 sq.ft.) approx.



1ST FLOOR
52.0 sq.m. (560 sq.ft.) approx.



12 LITTLE BARRS DRIVE
TOTAL FLOOR AREA : 132.1 sq.m. (1421 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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