



81 NEW FOREST DRIVE • BROCKENHURST • SO42 7QT

£922,500

Located in a sought after road within the popular New Forest village of Brockenhurst close to the open forest, this spacious and well presented four bedroom detached family home benefits from an integral double garage, driveway parking for multiple cars and a private landscaped rear garden.

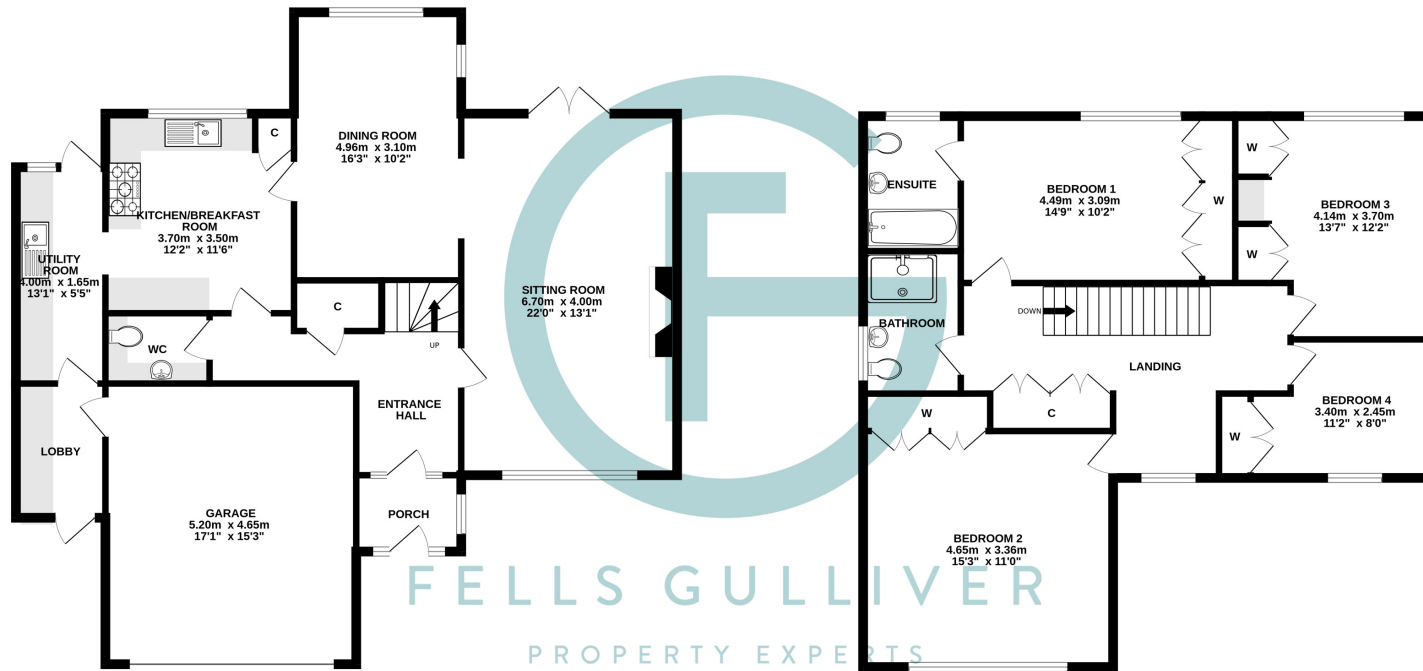


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 193.9 sq.m. (2087 sq.ft.) approx.
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Property Specification



- Kitchen/breakfast room with views over rear garden
- Large sitting room with patio doors opening out to the rear garden
- Spacious dining room with views over the rear garden
- Utility room, lobby and modern ground floor cloakroom
- Four first floor bedrooms, all with built-in wardrobes and master bedroom with modern en-suite bathroom
- Modern first floor family bathroom
- Driveway parking for multiple vehicles
- Integral double garage with remote controlled door
- Mature landscaped rear garden with pretty summerhouse
- Located on a popular road within easy reach of the village centre and open forest

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Description

Located on a popular road within the village, close to open forest and the village centre, this well presented four bedroom detached family home offers spacious accommodation and benefits a landscaped garden, driveway parking and a double garage.

Door into the porch with windows to the front and side. Front door leading into the hallway, with stairs rising to the first floor with an understairs cupboard. Modern fully tiled cloakroom with low level WC with enclosed cistern, inset wash hand basin with mixer tap and range of vanity storage cupboards. Door from hallway into the dual aspect sitting room with window to the front and patio doors to the rear opening out to the rear garden. Mantlepiece and hearth with inset Clearview log burner. Opening through to the dining room which has windows to the rear and side aspect. Door into the kitchen/breakfast room with comprehensive range of floor and wall mounted cupboard and drawer units with worktop over and tiled splashbacks. Inset double bowl sink unit with mixer tap. Space for dishwasher, five ring gas hob with extractor hood over, double electric ovens, tiled floor, window to the rear aspect overlooking the garden, door leading back through to the hallway and an opening through to the utility room which has a range of storage cupboards, space and plumbing for a washing machine and tumble dryer, integral fridge/freezer, double bowl sink unit with mixer tap, work surface with multiple electric sockets, window to the rear aspect and glazed door to the rear leading out to the garden. Obscure glazed door from the utility room into the lobby with useful built-in storage, water softener fitted under work surface and heated towel rail above, pedestrian door leading into the integral garage and obscured glass pedestrian door leading to front garden.

Large light and airy first floor landing with window to the front aspect and large double airing cupboard/linen storage cupboard. Master bedroom suite with range of built-in wardrobes, window to the rear aspect overlooking the garden and doors into

the modern en-suite bathroom which comprises a panelled bath with mixer taps, shower attachment over and folding shower screen, low level WC, wash hand basin with mixer tap, heated towel rail, obscure window to the rear aspect. Large double bedroom two with two double built-in wardrobes and window to the front aspect. Double bedroom three with range of built-in wardrobes and dressing table area, window to the rear aspect. Bedroom four with built-in double wardrobe and window to the front aspect. Modern family bathroom comprising a walk-in double size shower with a rainfall shower and separate hand held shower attachment, low level Laufen shower toilet with enclosed cistern, wash hand basin with mixer tap and vanity storage cupboards, heated towel rail, fully tiled walls and floor, obscure window to the side aspect.

The property is approached via a five bar gate with adjoining pedestrian gate, leading on to the gravelled driveway which provides off street parking for multiple cars and in turn leads up to the integral double garage which has a remote controlled electric door, with power and light, gas central heating and hot water boiler and an internal pedestrian door leading into the lobby. The boundary is fenced with pedestrian access to the right side of the property and there are mature trees, shrubs and borders. The mature rear garden is a real feature of this house, having been professional designed and landscaped to allow for bedding with walk through patio paths. There is an attractive summerhouse at the rear of the garden with a covered veranda seating area, ideal for al-fresco dining and entertaining.

The property is conveniently located within a short level walk of Brockenhurst village centre, in the heart of the New Forest, close to shops and amenities. The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3, giving access to London.





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