



Winkworth
for every step...

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103B STATION ROAD, NEW MILTON BH25 6JP PRICE OFFERS OVER £400,000 FREEHOLD

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Modern 3 bedroom semi-detached house situated in an excellent central position of New Milton.

103B Station Road, New Milton BH25 6JP

Price Offers Over £400,000 Freehold

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Location:

Within a short walk of the property is the town centre, which offers an array of amenities, including local shops, banks, supermarkets, restaurants, and mainline station providing direct access to London Waterloo.

To the north of the town is the New Forest National Park, a vast area of ancient woodland and open spaces, with an abundance of pathways and cycle tracks.

To the south is the unspoilt coastline of Barton on Sea with lovely sandy beaches at nearby Friars Cliff. The yachting haven of Lymington is a short journey away.

Description:

Constructed in 2021 by Moortown Properties, this lovely three bedroom semi-detached house is situated in a convenient central location of New Milton town centre.

Coming through the front door, the living room offers double aspect windows, looking out upon the neatly maintained front garden.

Timber effect wood flooring flows through the living room into the kitchen/dining room, connecting both rooms with an open hallway & utility room. Useful large understairs storage cupboard.

The kitchen is fitted on two walls with high quality wall & base units and light stone worktop. All the units have soft-closing drawers & doors, with integrated appliances including

dishwasher, twin electric oven, fridge and separate freezer and a pull out larder cupboard. On the worksurface there are a 1.5 sink unit with a mixer tap over, five ring gas hob and plenty of space for plug in appliances. There is ample space for a dining table & chairs. To the rear of the room, dual French doors open out onto the patio & rear garden.

The utility room also offers wall & base units, a single sink with a mixer tap over, space & plumbing for a washing machine, downstairs W/C, towel rail & 2021 installed Worcester gas fired boiler. There is also a side door to outside.

Heading upstairs, the staircase is carpeted with white wooden handrails and glass panels.

The principal bedroom benefits from twin high level double glazed Velux windows providing an abundance of natural light. Attached, the luxury en-suite shower room is fitted with a modern white suite comprising a fully tiled shower cubicle with thermostatic control shower, wash basin with storage beneath, WC, heated towel rail and an extractor fan.

Both the second & third bedrooms have vertical windows looking to the front of the property.

The family bathroom is also fitted with a luxury white suite comprising a panel bath with a mixer tap, independent overhead shower and glass shower screen, wash basin with storage beneath, WC, extractor fan and a heated towel rail.

The property sits on a beautifully landscaped plot with the front garden laid mainly to decorative slate with an abundance of conifers and shrubs. An Indian sandstone pathway leads to the front door and a covered entrance porch, as well as a timber gate providing side access.

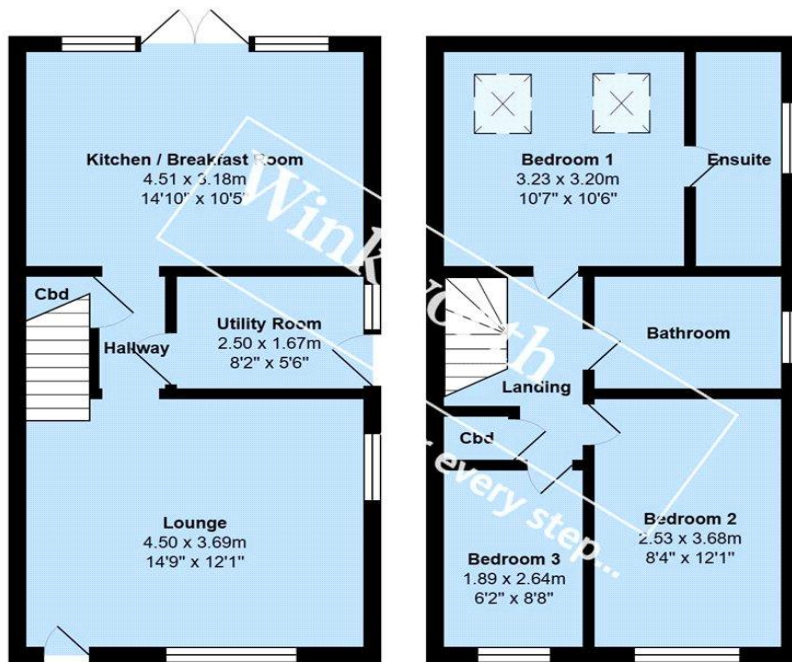
Adjoining the rear of the property is a further area of Indian sandstone patio with a decorative brick edging with the remainder laid predominantly to artificial grass for ease of maintenance along with decorative slate borders, a timber gate providing rear access and a useful modern garden building with a UPVC double glazed window and door, which could easily be used for storage, a home office, a garden room etc. The garden building already has power to it.

The property also benefits from three allocated parking spaces.

Summary:

- Three bedrooms, one with ensuite
- One bathroom
- Fitted kitchen/dining room
- Utility room
- Low maintenance garden with modern garden building
- Off street parking for three cars
- New Forest District Council tax band D
- Very close proximity to Highstreet





Ground Floor

First Floor

Total Area: 79.4 m² ... 855 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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