



**PETTENGELLS**  
ESTATE AGENTS

**3 The Ferns, New Milton, Hampshire, BH25 5WW**  
**Asking Price £650,000**

### 3 The Ferns, New Milton, Hampshire, BH25 5WW

- Superb modern home, available quickly
- Being re-decorated and newly carpeted
- Great Cul de sac location
- Lovely gardens
- Driveway and garage
- Large living room
- Impressive kitchen/dining room
- Three double bedrooms
- Plus study/bedroom four
- Bathroom & ensuite







MODERN CHALET STYLE RESIDENCE, SITUATED IN A QUIET TUCKED AWAY LOCATION, ALBEIT CONVENIENT FOR THE TOWN AND STATION, OFFERED 'CHAIN FREE'.

Accommodation: There is a large welcoming entrance hall leading into a spacious living room which overlooks the rear garden. There is a well-appointed and bright kitchen/dining room with extensive integrated appliances and bi-fold doors to the garden. There is a separate utility room and a ground floor cloakroom, as well as a study/potential ground floor fourth bedroom. Upstairs the landing leads to three double bedrooms, bedroom one being particularly generous, having a fitted wardrobe with an ensuite shower room, there is then a family bathroom which also has a separate shower.

Outside: To the front there is a small area of garden, adjoining which the drive gives off for a parking and leads to the integral garage, this also houses the gas boiler for the central heating, and is also accessed from the hall. There are two further areas of garden, one to the side and the main one to the rear, both with mainly lawned areas with borders and paved patio, and one, if not both of these garden areas will enjoy sunshine when it's out!

EPC: C, Council tax band: E, Tenure: Freehold

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