



**PETTENGELLS**  
ESTATE AGENTS

10 Three Acre Drive, Barton On Sea, Hampshire, BH25 7LQ  
**Offers Over £550,000**

## 10 Three Acre Drive, Barton On Sea, Hampshire, BH25 7LQ

- Impressive detached family home
- Pleasant location, walking distance to beach
- Spacious and flexible accommodation
- Ground floor fourth bedroom/further reception room
- Living room and conservatory
- Kitchen and dining room
- Lovely gardens
- Three double bedrooms
- Ground floor bathroom and first floor shower room
- 24' Garage & good off road parking on driveway







IMPRESSIVE DETACHED HOME IN A LOVELY QUIET LOCATION BETWIXT NEW MILTON TOWN AND BARTON SEAFRONT. FLEXIBLE ACCOMMODATION WITH A POTENTIAL GROUND FLOOR FOURTH BEDROOM AND BATHROOM

Accommodation: There is a porch and then entrance hall. The living room has a feature bay at the front. There is then a second reception room/potential ground floor fourth bedroom. The kitchen overlooks the rear garden and leads into a dining room. There is of course potential for these two rooms to be combined in the future to create a larger kitchen/dining room. A conservatory then overlooks the rear garden. There is a ground floor bathroom and an adjoining cloakroom/WC. Upstairs the landing leads to three double bedrooms, bedroom one has fitted wardrobes and bedroom three has a feature vaulted ceiling, plus access to the under eaves storage area which also houses the modern gas central heating boiler. There is a first floor shower room.

Outside: There is an attractive area of front garden and with lawn and flower/shrub borders, adjoining this is a driveway giving good off-road parking along the side of the house, leading to the garage which measures 7.4m x 2.5m, with powered supplied. The rear garden is a lovely feature again with lawn, borders and paved patio.

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

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

