



PETTENGELLS
ESTATE AGENTS

14 Molyneux Road, New Milton, Hampshire, BH25 5AU
Asking Price £430,000

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- Impressive detached bungalow
- 19' Extended family room
- Open plan fitted kitchen with separate utility room
- Lounge archwayed into dining area
- Two double bedroom both with fitted wardrobes
- Master bedroom with ensuite shower room
- Further family bathroom
- Beautiful gardens with outbuildings
- Home office/studio room 4.75m x 3.5m
- Car port and off road parking
- At the end of a no through road





AN IMMACULATE EXTENDED TWO BEDROOM DETACHED BUNGALOW WITH A STUNNING GARDEN, SITUATED AT THE END OF A NO THROUGH ROAD.

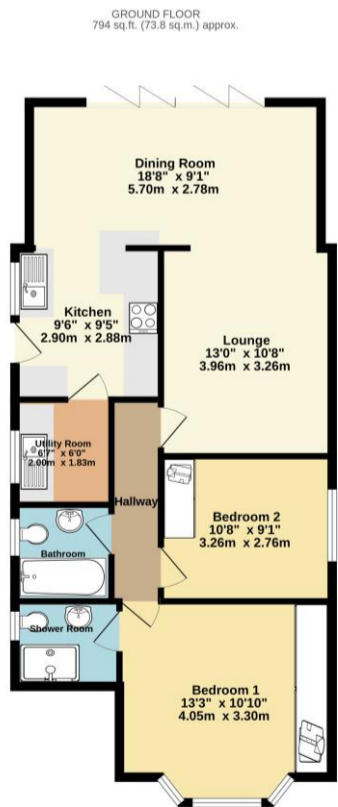
Accommodation: The side door enters into the well laid out kitchen with built in dishwasher, double oven, hob and extractor with breakfast bar. Door leads into the separate utility room with space for washing machine and tumble dryer, with the gas fired central heating boiler tucked away in a cupboard, and window to the side. The kitchen flows into the extended dining/family room with bi-fold doors opening onto the decked area. This impressive room then continues into the lovely lounge area with door to the inner hallway where there are two double bedrooms, both with a comprehensive range of fitted wardrobes. The master bedroom has an en suite shower room with walk in double shower and window to the side and there is a main family bathroom with shower over with also window to the side.

Outside: The secluded front garden has mature hedging with a block paved driveway and car port. This continues to the side leading to the large storage shed with power, and potting shed to the rear. The beautiful rear garden is a gardener's paradise with an array of flower and shrub borders which is divided into two stunning areas, with an home office/hobbies room with power, measuring 4.75m x 3.53m (15'6 x 11'6)

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

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TOTAL FLOOR AREA: 794 sq.ft. (73.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02020



VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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