



**PETTENGELLS**  
ESTATE AGENTS

8a Durland Close, New Milton, Hampshire, BH25 6NJ  
Offers in excess of £650,000

## 8a Durland Close, New Milton, Hampshire, BH25 6NJ

- An immaculate three double bedroom detached bungalow
- Master bedroom with ensuite shower room and fitted wardrobes
- Main family bathroom
- Kitchen/breakfast room with built in appliances
- Central location close to New Milton town and amenities
- Detached garage measuring 6.3m x 3.1m with power
- Driveway for multiple vehicles accessed via five bar gate
- Beautifully manicured south-westerly rear gardens
- Built by respected local builder
- Gas fired central heating and double glazed
- Chain free sale





A STUNNING THREE DOUBLE BEDROOM DETACHED BUNGALOW, SET IN BEAUTIFUL GARDENS IN A VERY CONVENIENT LOCATION, OFFERED CHAIN FREE.

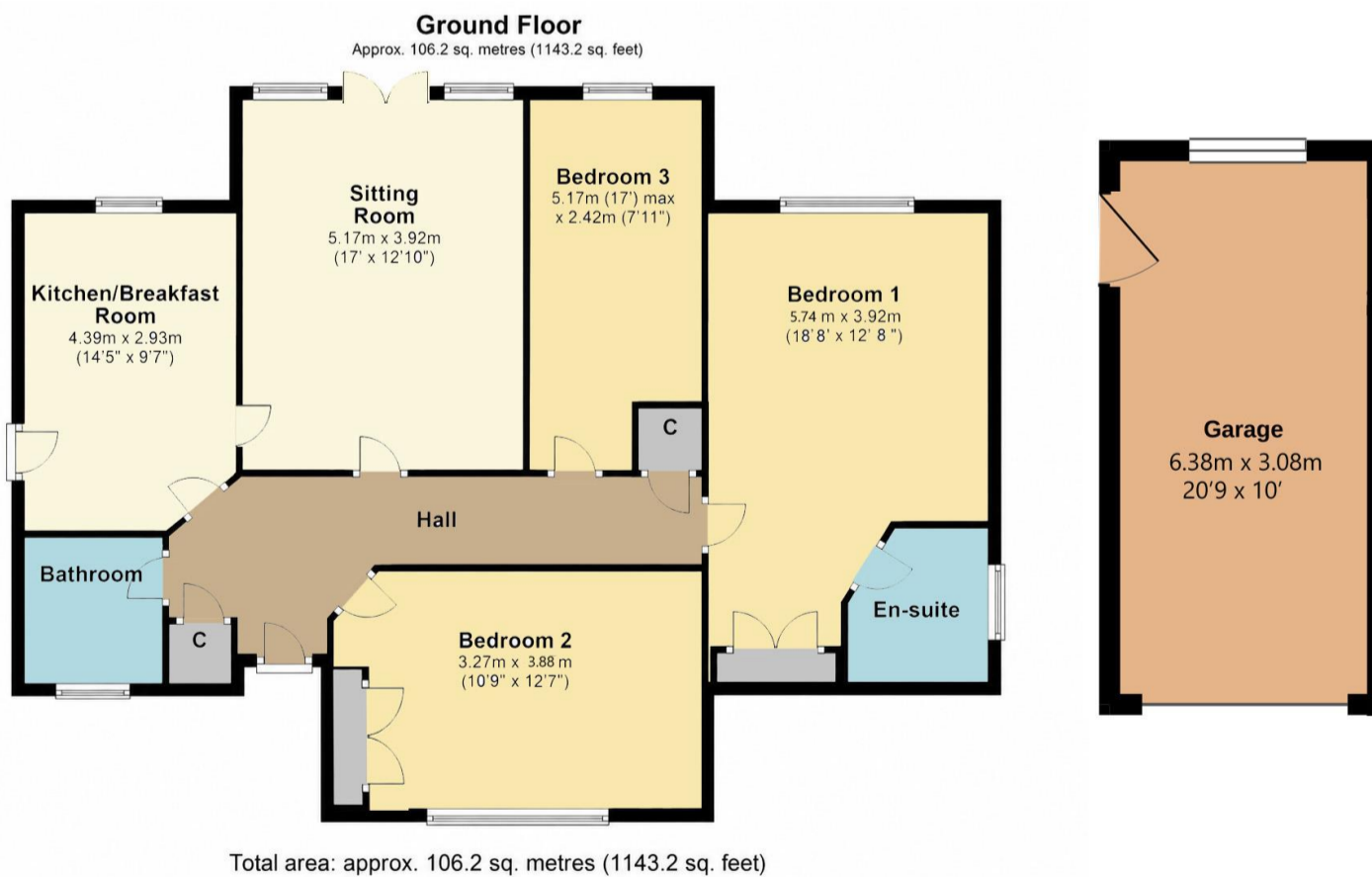
**Accommodation:** The front door opens into the spacious hallway with door into the well laid out fully fitted kitchen with built in Siemens appliances comprising double oven, gas hob, extractor, dishwasher, fridge/freezer and washing machine (Bosch) which extends into the breakfast area with breakfast bar. A return door leads into the living room with ornate feature fire surround, with double door opening onto the patio and garden. The master bedroom has built in double wardrobes and window overlooking the rear garden with an ensuite shower room. Bedroom two is a large double (which is currently been used as a separate dining room) with bedroom three still being 17' long. The main family bathroom has bath with shower attachment, WC, wash hand basin and heated towel rail.

**Outside:** The block paviour driveway is accessed via a five-bar gate and offers off road parking for multiple vehicles which leads to the detached garage (6.3m x 3.1m) with power. The stunning rear garden is laid to lawn with a patio and seating area with electric blind extending over, all screened by mature hedging with flower and shrub borders.

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

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**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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