

PETTENGELLS
ESTATE AGENTS

5 Culver Road, New Milton, Hampshire, BH25 6SY
Asking Price £439,950

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- Extended four double bedroom semi detached house
- Impressive open plan kitchen/dining/family room
- Close to amenities and Arnewood school
- Separate living room with wood burner
- Ground floor shower room
- First floor family bathroom
- Utility room
- Double glazed and gas fired central heating
- Owned solar panels
- Extensive driveway













SITUATED IN THE POPULAR TOWN OF NEW MILTON, THIS EXTENDED SEMI-DETACHED HOUSE PRESENTS AN IDEAL FAMILY HOME. BOASTING FOUR GENEROUSLY SIZED BEDROOMS, THE PROPERTY PROVIDES FLEXIBLE LIVING SPACE PERFECT FOR GROWING FAMILIES.

Accommodation: At the heart of the home is a spacious and well appointed kitchen with built in double oven, hob, extractor, dishwasher and fridge freezer, which flows into the family room and then archwayed into the dining area. The cosy living room to the front has a lovely fire surround with wood burner. To compliment the impressive ground floor accommodation there is a ground floor shower room with WC and wash hand basin, with a separate utility room with door to the side. On the first floor you have four double bedrooms with a family bathroom.

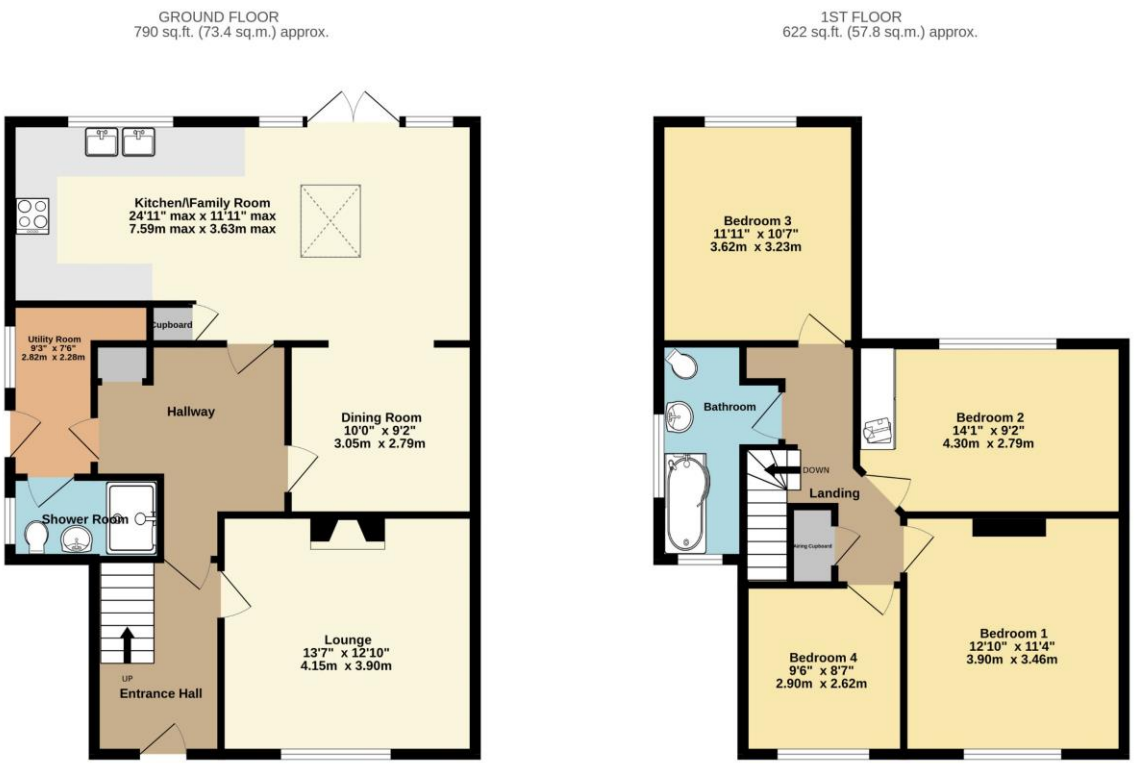
Outside: The driveway offers off-road parking, while a gate to the side leads to the good size rear garden with pleasant patio area, mature flower and shrub boarders and a brick built outbuilding.

The location is highly desirable, being close to Arnewood School, making the morning school run a breeze. New Milton itself is known for its excellent blend of local amenities, and proximity to both the New Forest and beautiful south coast beaches, offering leisure and recreational options for all ages.

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

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

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TOTAL FLOOR AREA : 1412 sq.ft. (131.2 sq.m.) approx.

Whilst 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.
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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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