



**112 Marryat Road,
New Milton, Hampshire, BH25 5JF**



SPACIOUS FOUR BEDROOM HOME!
Features including double glazing, superb family bathroom, large main bedroom, parking to the front, a pleasant rear garden, superb kitchen/breakfast room and a large conservatory.

Price....£339,950

- **Four Bedrooms**
 - **Kitchen/Breakfast Room**
 - **Living/Dining Room**
 - **Bathroom**
- **En Suite**
 - **Garden**
 - **Parking/Driveway**
 - **Viewing Advised**

ENTRANCE PORCH: Leading to:

LIVING/DINING ROOM: 22'10" x 12'10" (6.96m x 3.91m) Narrowing to 7'9". Window to front, two contemporary style radiators, built in under stairs storage. Door to study. Large archway leading into:

KITCHEN: 20'8" x 8' (6.30m x 2.44m) Recently fitted kitchen with door opening to conservatory, radiator, breakfast bar, modern range of base cupboard and drawer units with work surfaces over and further wall mounted cupboards, double sink unit, space for large range cooker, space for American style fridge freezer, space for washing machine, door opening to garden, window to rear, tiled floor, fitted dishwasher. Door to ground floor bedroom. Door to:

CONSERATORY: 14'6" x 9'10" (4.42m x 3.00m) This overlooks the rear garden with doors opening to garden, light point, tiled floor.

STUDY: 9' x 7'5" (2.74m x 2.26m) No window.

GROUND FLOOR BEDROOM: 13' x 7'6" (3.96m x 2.29m) Vaulted ceiling, radiator, window to front and double glazed door to front.

EN SUITE WETROOM: Shower and WC.

FIRST FLOOR LANDING: Hatch to loft space.

BEDROOM ONE: 20'4" x 9'2" (6.20m x 2.79m) Narrowing to 6'4" in dressing area. Large archway through to Dressing Area: With window to rear, radiator.

BEDROOM TWO: 11'3" x 9'3" (3.43m x 2.82m) Window to front, radiator.

BEDROOM THREE: 7'2" x 6'6" (2.18m x 1.98m) Window to front, radiator.

BATHROOM: Superbly fitted family bathroom comprising WC, wash hand basin, bath, shower cubicle, ceiling light point, heated towel rail, window.

OUTSIDE:

FRONT: This provides off road parking.

REAR: The rear garden comprises patio area, further area of lawn with flower beds, additional patio to the rear.

COUNCIL TAX BAND: C, EPC RATING: C

APPROX FLOOR AREA: 1274 sq ft (118 sq m)

DIRECTIONS: From our offices bear right into Old Milton Road and turn left at the traffic lights into Station Road. Continue over the railway bridge and take the first turning left into Avenue Road. Follow the sharp right hand bend into Kennard Road and take the third turning left into Kennard Court. Turn left into Marryat Road where the property will be found on the left hand side.

IMPORTANT: 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. Potential viewers and purchasers should investigate and/or

