



9 De Clares Close *Pennington, Lymington, SO41 8QR*

SPENCERS
COASTAL





The Property

A contemporary two double bedroom semi-detached bungalow, constructed in 2017 by the reputable local builders Pennyfarthing, boasts impeccable condition and comes complete with a garage and ample parking.

Upon entry through the front door, a welcoming covered entrance leads into the hallway providing a convenient storage cupboard & door to all rooms. The property offers a delightful open-plan layout encompassing the living, dining, and kitchen areas. The kitchen is equipped with modern handle less cabinets and appliances including an integrated oven, hob, and extractor hood. Brightened by a front-facing window and two sets of French doors—one opening onto the side garden and the other onto the rear—the living space exudes a sense of airiness and light.

The bungalow comprises two generously-sized double bedrooms, with bedroom one benefitting from fitted wardrobes for ample storage. The bathroom is elegantly appointed with a suite comprising a WC, wash hand basin, and a bath with a shower over, complemented by a glass screen for added convenience and style.

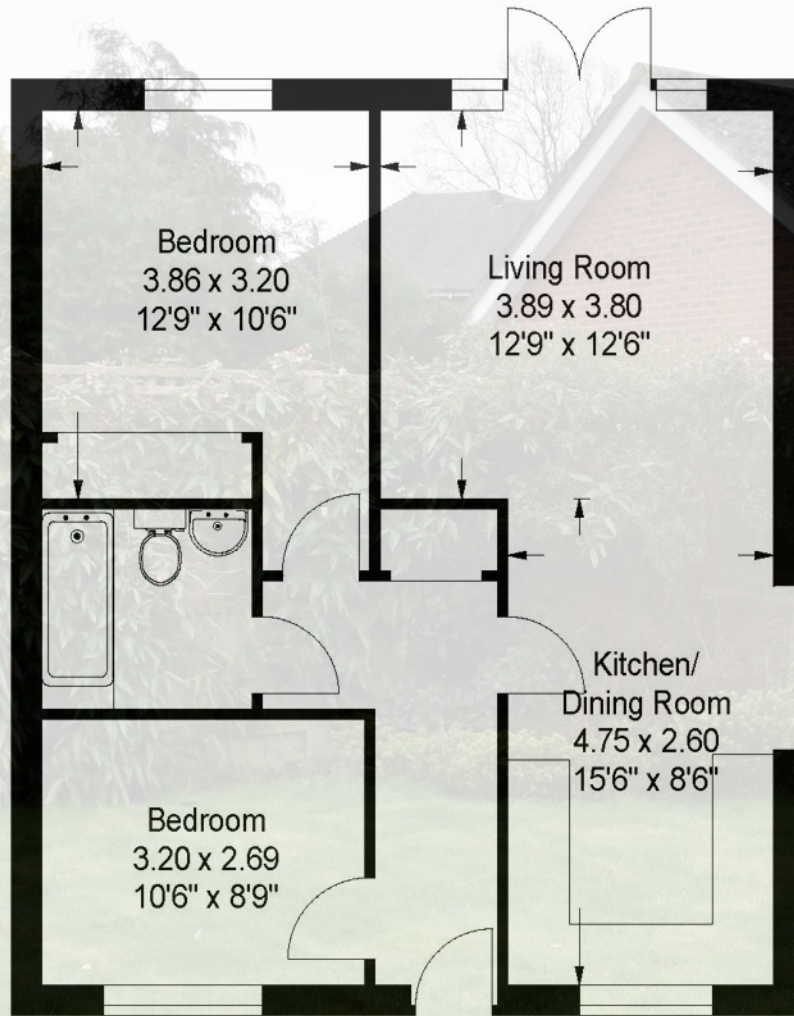
The Situation

The property is located on the edge of the village of Pennington which offers a variety of local shopping including a general store with Post Office and Tesco Express together with a further selection of shops and pub. There are excellent local walks nearby along with the open spaces of Pennington Common. The Leisure Centre is also within a short walk and offers excellent recreational facilities and nearby schools cater for infant primary and secondary education. Approximately 1½ miles west is the picturesque Georgian market town of Lymington which is renowned for its variety of High Street shopping, Town Quay, marinas and yacht clubs. The New Forest National Park surrounds the area providing easy access enjoy its natural beauty. There is a useful branch line with rail connection linking with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) which in turn has a mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary college.

£425,000



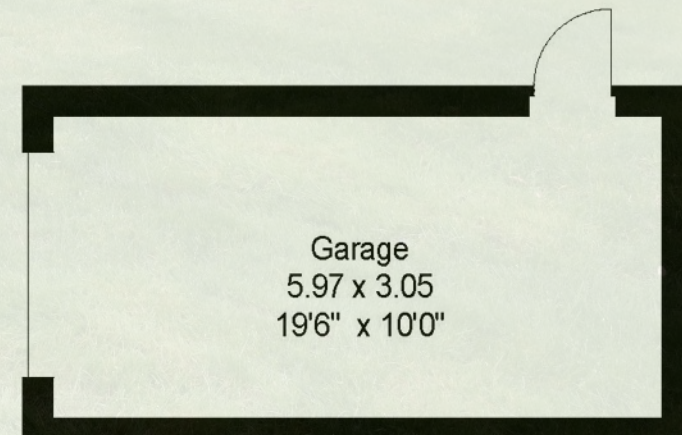
FLOOR PLAN



Approximate
Gross Internal Floor Area
House: 61sq.m. or 657sq.ft.
Garage: 17sq.m. or 183sq.ft.

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NOT TO SCALE





Grounds & Gardens

Welcoming you at the front is a spacious driveway accommodating space for two cars, leading seamlessly to a convenient detached garage. The gardens stand out as a notable aspect, boasting ample space with a spacious patio area on one side and a lawn at the back of the bungalow.

Services

Energy Performance Rating: B Current: 83 Potential: 97

Council Tax Band: C

All mains services connected



Directions

From our offices in Lymington head towards the top of town and leave Lymington heading towards New Milton and Christchurch. Go straight over at the roundabout next to the Shell garage and take the second turning on the right into South Street. Continue past the shops in the centre of Pennington continuing straight on onto Ramley Road. Pass Pennington Common on your left and continue further half mile and the turn right onto Pinetops Close and then take the next left into De Clare Close.

Important Information

Spencers of Lymington would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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