



9 CLAUSEN WAY • PENNINGTON • LYMINGTON • SO41 8BJ £725,000

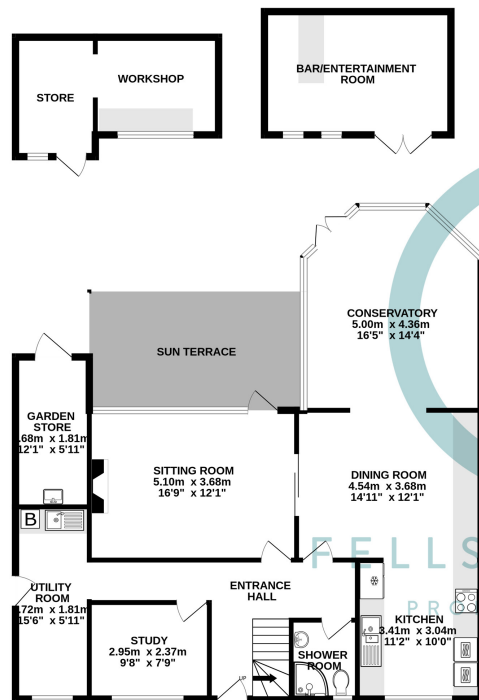
An opportunity to purchase a well presented and spacious three/four bedroom detached home in a quiet cul-de-sac, with the benefit of a large garden and parking for five vehicles. The property is within easy reach of Lymington town centre and local amenities.



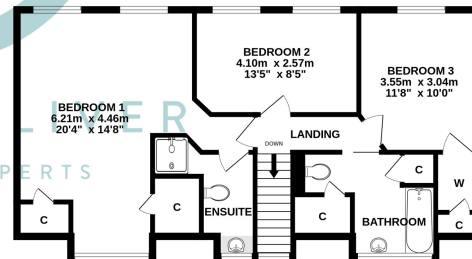
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PROPERTY EXPERTS

GROUND FLOOR
130.1 sq.m. (1401 sq.ft.) approx.



1ST FLOOR
66.4 sq.m. (715 sq.ft.) approx.



TOTAL FLOOR AREA: 196.6 sq.m. (2116 sq.ft.) approx.
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Property Specification



- Large open plan kitchen/dining room opening through to large conservatory
- Sitting room with log burner
- Ground floor study/bedroom four
- Ground floor shower room
- Utility room
- Three first floor double bedrooms
- En-suite bathroom to master bedroom
- First floor family bathroom
- Bar/Entertainment room/Home office
- Workshop/store
- Garden store with sink
- Good size south facing rear garden
- Driveway parking for five vehicles

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Description

Located within this quiet cul-de-sac, this spacious three/four bedroom detached property offers well presented and versatile accommodation and benefits from a large south facing garden and driveway parking for five vehicles.

Front door leading into the entrance hall. Stairs rising to the first floor with under stairs cupboard. Shower room with modern white suite comprising of a shower cubicle with mixer shower and sliding doors, wc, pedestal wash hand basin with mixer tap, radiator, fully tiled walls, obscure window to the front aspect. Door into the study/bedroom four with window to the front aspect. Utility room with range of floor and wall mounted cupboards and drawer units with worktop over. Inset single bowl and drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, wall mounted boiler, pedestrian door to the side aspect and window to the front aspect. Door from entrance hall leading into the sitting room with feature inset log burner with wooden mantle piece over, built-in cupboards and shelving, parquet flooring, pedestrian door to the rear aspect leading out to the terrace with large window overlooking the rear garden. Pocket sliding doors leading into the dining room, which is open plan to the kitchen and has a large opening through to the conservatory. The spacious kitchen/dining room has a comprehensive range of floor and wall mounted white cupboards and drawer units with worktop over. Stainless steel double sink unit with mixer tap and drainer. Built-in appliances including four ring induction hob, eye level double oven, grill, steam oven and warming oven and microwave, space for American style fridge/freezer, feature chrome tall radiator, window to the front aspect. Dining room area has space for large table and chairs and door leading back through to the entrance hall. Large opening through to the beautiful conservatory which is of generous size with windows to all sides with roller blinds, pitched glass roof, radiator and double doors with steps leading out to the rear garden.

First floor landing. Large dual aspect master bedroom with two windows to the rear and a window to the front aspect, two separate built-in cupboards. Door into the en-suite shower room which has a shower cubicle with mixer shower, wc, wash hand basin, tiled walls, electric heated floor, chrome heated towel rail and window to the front aspect. Double bedroom two has two windows to the rear aspect and electric heated floor. Double bedroom three has a large walk in wardrobe leading through to smaller cupboard. Family bathroom suite comprising of a panelled bath with mixer taps, mixer shower over with glass shower screen, fully tiled wall, wall hung wash hand basin with mixer tap, WC, electric heated floor, chrome heated towel rail, tiled floor, store cupboard and further built-in storage cupboard, window to the front aspect.

The well established south facing rear garden is a generous size, mainly laid to lawn with various shrubs. There is a sun terrace adjacent to the rear of the property, and a door giving access into the garden store which has a sink unit and useful storage. There is a wooden gate providing pedestrian side access to the front of the property, a water tap, and there are two detached outbuildings - a good size workshop/store with windows, bench, power and light and there is a separate bar/entertainment room/home office with power and light, two windows and double patio doors opening out onto the garden.

To the front of the property there is shingle driveway parking for five vehicles.

Clausen Way is a quiet residential road/cul de sac in the popular New Forest village of Pennington, it offers easy access to Lymington town centre with a market every Saturday and a number of delightful restaurants, cafes boutique shops and a Marks & Spencers. The local shops in Pennington village and Waitrose supermarket are both within walking distance and the New Forest National Park and Milford on Sea/Keahaven beaches are just a short drive away.





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