



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

Little Patch, 25 Wainsford Road

Pennington • Lymington • SO41 8GE



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Recently extended and refurbished bungalow with south facing garden, located opposite Pennington Common. This beautifully presented three bedroom semi-detached bungalow offers a rare combination of style, space, and convenience, with a well-appointed utility room, large driveway, garage, and is ideally situated within walking distance of local village shops and schools.



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£475,000

Key Features

- Modern kitchen with built-in appliances, open plan to sitting/dining room
- Modern family bathroom
- Driveway parking for multiple vehicles
- Located opposite Pennington Common and just a few minutes level walk to local village shops and amenities
- Three bedrooms, two with built-in wardrobes
- Utility room with space and plumbing for washing machine and tumble dryer
- Single garage
- Southerly facing garden
- EPC Rating: C & Council Tax Band: E

Est.1988



Description

A beautifully presented three bedroom semi-detached bungalow, having been recently extended and refurbished offering spacious and versatile accommodation. The property enjoys a southerly aspect rear garden and benefits from a single garage and driveway parking for multiple vehicles. The property is located opposite Pennington Common and is within a few minutes level walk of the local village shops and amenities.

The front door is accessed via the side of the property and leads into the welcoming hallway. The master bedroom has a built-in double wardrobe and window to the front aspect. The second double bedroom also has a double built-in wardrobe and window to the front aspect.

Family bathroom fitted with a modern suite comprising a panelled bath unit with mixer tap, mixer shower over, rainfall shower head and folding glass shower screen. Low level WC, wall mounted wash hand basin with mixer tap, vanity storage drawers underneath and light up mirror above. Chrome heated ladder style towel rail, electric underfloor heating, fully tiled walls and floor. Two obscure windows to the side aspect.

The utility room offers an abundance of storage with matching floor and wall mounted cupboards with tiled splashbacks, with space and plumbing for both washing machine, tumble dryer and an additional under cupboard appliance. There is plumbing connected for a sink unit to be fitted, if required.

Bedroom three with window to the side aspect. This room also has plumbing in place, presenting the potential to convert this room into a cloakroom/bathroom if so desired. This room is currently set up as a study/office.

The sitting room is open plan to the dining room and in turn, flows seamlessly into the modern kitchen. From the dining room there are bi-folding doors opening out to the terrace area and garden beyond, creating a wonderful connection between indoor and outdoor spaces. The kitchen is fitted with a comprehensive range of floor and wall mounted cupboard units with sleek worktops, a one and a half bowl and drainer sink unit with mixer tap over and tiled splashbacks. Built-in appliances

including a five ring induction hob with extractor hood above, tall fridge freezer, two eye level electric ovens and a dishwasher. Window to the rear aspect, inset ceiling spotlights and feature roof light.

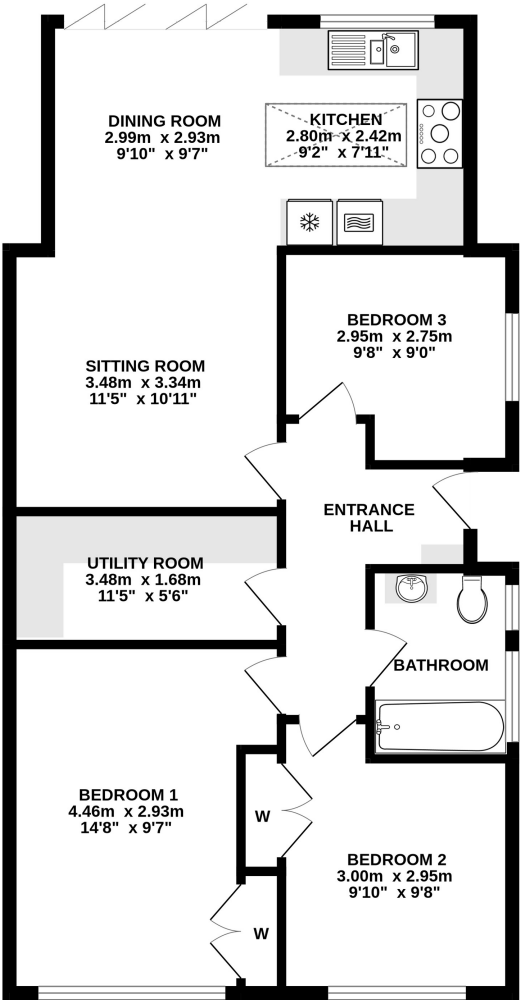
To the front of the property there is a block paved driveway providing parking for multiple vehicles. This property has right of way over the adjoining bungalow's driveway to enable access to the garage, which has an up and over door.

There is pedestrian access to the side of the bungalow with side gate leading through to the rear garden. The garden enjoys a southerly aspect and is beautifully arranged with a large area of lawn with well established flowerbed borders and various shrubs. There is a large paved terrace area running adjacent to the rear of the property, with ample room for patio furniture, ideal for outdoor dining and entertaining. There is a further small paved area at the rear of the garden, suitable to position a hot tub. There is also a wooden garden shed. The garden is fenced to all sides providing a safe and private outdoor space.

The property is within just a short level walk to Pennington Common and of the centre of Pennington village, local catchment schools as well as the popular Leisure Centre. There are also good transport links nearby for easy access to Lymington High Street with its large range of shops and boutiques, supermarkets, and restaurants. The High Street leads to the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond. There is a train station offering links to London.

Floor Plan

LITTLE PATCH
76.2 sq.m. (820 sq.ft.) approx.



25 WAINSFORD ROAD
TOTAL FLOOR AREA : 76.2 sq.m. (820 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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