



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

20 Grafton Gardens

Pennington • Lymington • SO41 8AS



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Immaculately presented three bedroom end terrace house located within this popular development, benefitting from open plan living accommodation, making this a great entertaining space. The property has a low maintenance enclosed rear garden, garage in a nearby block and Lymington High Street is within easy reach.



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1



£425,000

Key Features

- Modern ground floor cloakroom
- Open plan dining room/kitchen with built-in appliances
- Modern family bathroom
- Single garage in nearby block
- Immaculately presented accommodation throughout
- Sitting room with feature fireplace and bay window
- The first floor bedrooms, two with built-in wardrobes
- Open plan front garden and low maintenance paved rear garden
- Conveniently located within a few minutes level walk of shops and within easy reach of Lymington High Street

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Description

Located within a popular development, this beautifully presented three bedroom end terrace house benefits from an open plan kitchen/dining room with built-in appliances, with doors opening out to the low maintenance rear garden. There is a garage in a nearby block and the local parade of shops is just a few minutes level walk away and Lymington High Street is also within easy reach.

Front door leading into the entrance hall with wood veneered engineered flooring throughout the ground floor, stairs rising to the first floor with under stairs storage cupboard and additional cupboard. Cloakroom with low level W.C. and wash hand basin. Glazed double doors opening into the sitting room and door into the kitchen. Sitting room with feature fireplace, with inset electric fire. Bay window to the front aspect. Archway through to the kitchen/dining room with french doors opening out to the rear garden. Dining area with range of built-in dresser style unit with cupboards and drawers and ample room for dining table and chairs. Kitchen with comprehensive range of floor and wall mounted cupboard and drawer units with wooden worktop over and inset one and a half bowl single drainer sink unit with mixer tap. Built-in appliances include a five ring gas hob with extractor hood over, eye level electric oven with microwave above, tall fridge freezer, wine fridge, dishwasher and washing machine. Cupboard housing Worcester Bosch combi boiler for heating and hot water, window to the rear aspect overlooking the rear garden. Door leading back through to the hallway.

First floor landing with hatch giving access to the loft space. Master bedroom with built-in wardrobe and window to the front aspect. Double bedroom two with built-in wardrobe and window to the rear

aspect overlooking the rear garden. Bedroom three with window to the rear aspect overlooking the rear garden. Family bathroom with panelled bath unit with mixer taps and mixer shower over and glass shower screen. Low level WC. with enclosed cistern, inset wash hand basin with mixer tap over and vanity storage under, chrome heated towel rail, tiled walls, tiled flooring, airing cupboard with shelving for linen storage, obscure window to the front aspect.

Outside to the front of the property, there is an open plan front garden which is mainly laid to lawn with various plants and shrubs and flower bed border, with a path to one side leading up to the front door. To the side of the property there is a paved path leading to the rear alleyway, where all the houses in the block have rear pedestrian access.

The rear garden is paved for ease of maintenance, with inset flower beds and various plants and shrubs. The garden boundaries are walled, with a wrought iron gate providing pedestrian access to the rear.

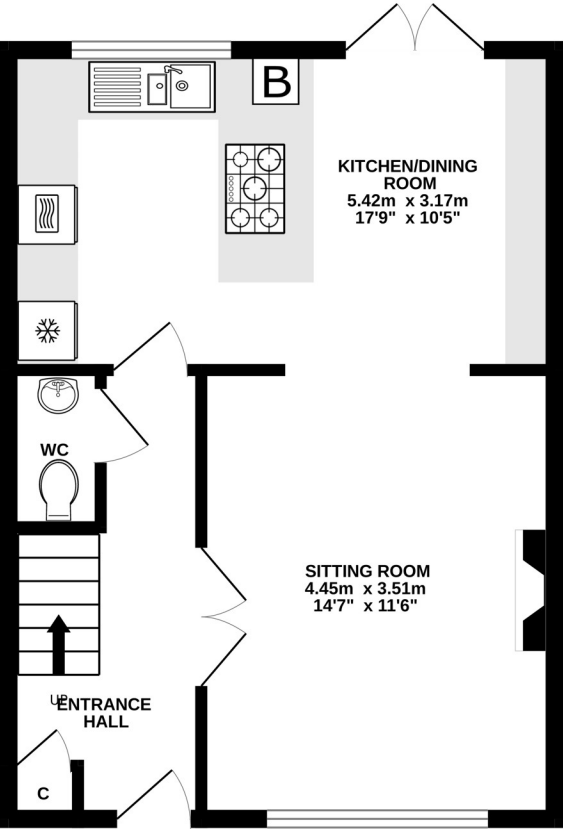
Maintenance charge: £200 per annum for the upkeep of the communal grounds.

Grafton Gardens is a quiet residential 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 & Spencer. The local shops at Foxpond, Pennington village and Waitrose supermarket are within walking distance, and the New Forest National Park and Milford on Sea/Kevhaven beaches are just a short drive away.

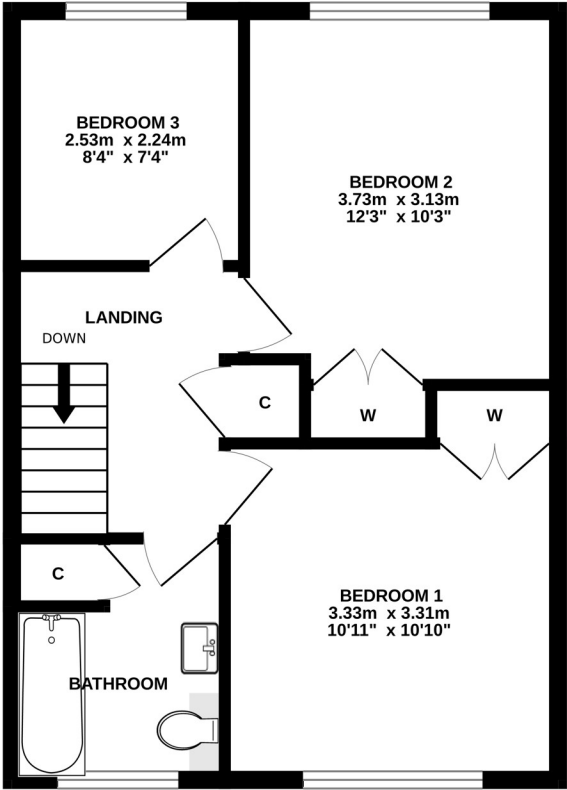
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Floor Plan

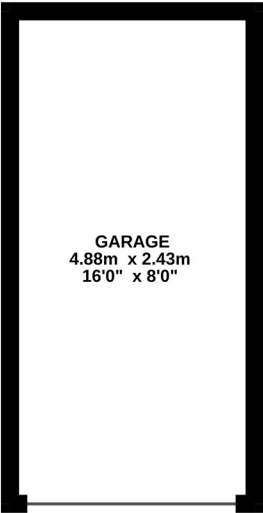
GROUND FLOOR
40.9 sq.m. (441 sq.ft.) approx.



1ST FLOOR
41.3 sq.m. (444 sq.ft.) approx.



GARAGE
11.9 sq.m. (128 sq.ft.) approx.



TOTAL FLOOR AREA : 94.1 sq.m. (1013 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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