



MILLGATE • YARRELL MEAD • PENNINGTON • LYMINGTON • SO41 8HB

£650,000

An immaculately presented three-bedroom detached bungalow with direct access into a one-bedroom two-storey annex. The property has been modernised and extended in recent years and is located on a quiet no-through road, within easy reach of Pennington village centre.

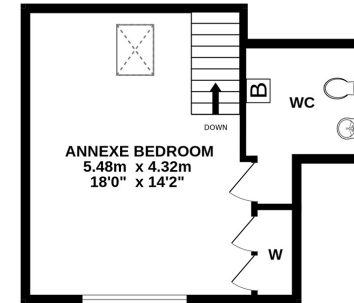
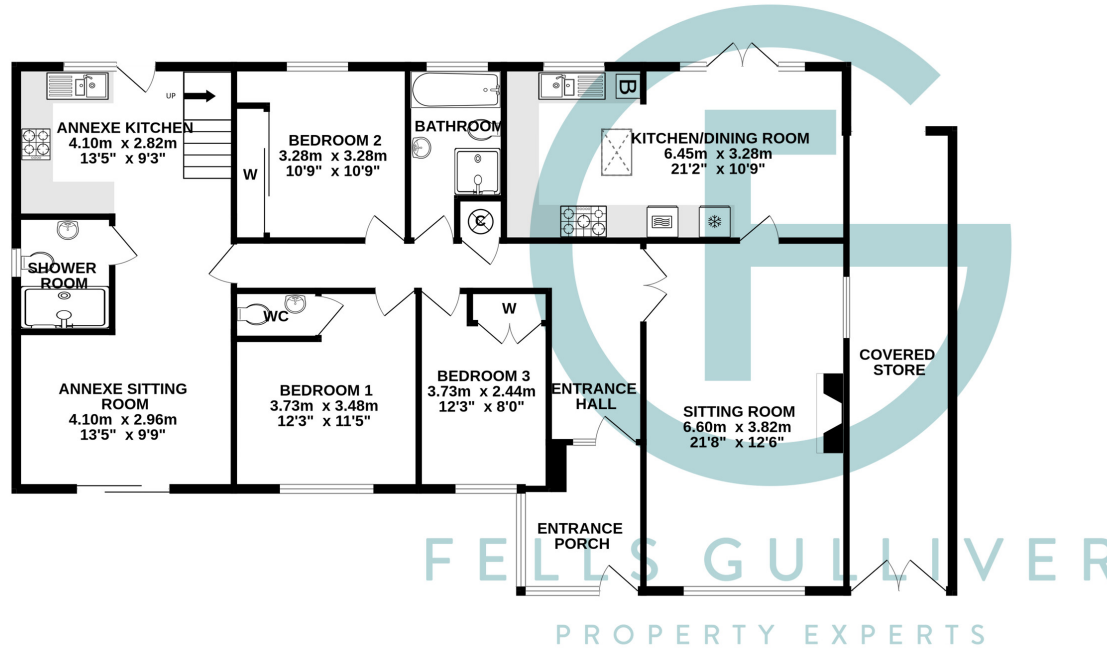


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
152.4 sq.m. (1640 sq.ft.) approx.

1ST FLOOR
30.0 sq.m. (323 sq.ft.) approx.



TOTAL FLOOR AREA : 182.4 sq.m. (1963 sq.ft.) approx.
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Property Specification



- Master bedroom with en-suite cloakroom
- Two further bedrooms with built-in wardrobes
- Large Kitchen/dining room
- Ground floor bathroom
- Large sitting room
- Annex comprises of a kitchen, sitting room, shower room and stairs rising to the first floor annex with built-in wardrobes and en-suite cloakroom
- Low maintenance enclosed rear garden
- Large external covered store area
- Driveway parking

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	74	
(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

An opportunity to purchase an immaculately presented three-bedroom detached bungalow with the benefit of incorporating an additional two-storey one-bedroom annexe. The property is located on a quiet no-through road and has driveway parking and a low-maintenance rear garden.

The front door leads into the glazed entrance porch and the inner door leads into the entrance hall. Airing cupboard housing hot water cylinder and shelving for linen storage. Double doors open into the large sitting room. Feature fireplace with wood burning stove, hearth and wooden mantle over. Windows to the front and side aspect. The door leads through to the kitchen/dining room. The dining area affords ample space for a dining table. The kitchen comprises a comprehensive range of floor and wall-mounted cupboard and drawer units, with black worktop over, inset one-and-a-half bowl single drainer sink unit with mixer tap over and splashbacks, built-in eye-level electric oven and grill. Inset five-ring gas hob, space and plumbing for washing machine, integral dishwasher and tall fridge/freezer, cupboard housing wall mounted gas fired central heating boiler, roof light letting in lots of natural light, window to the rear aspect and double patio doors with full height side windows leading out to the rear garden. Master bedroom with en-suite cloakroom, double bedroom two with built-in wardrobe and window to the rear aspect. Double bedroom three with built-in wardrobe with sliding doors and a window to the rear aspect. Family bathroom with panelled bath unit with mixer tap, separate shower cubicle with tiled walls and mixer

shower. Pedestal wash hand basin with mixer tap and vanity storage under and tiled splashbacks, low-level w.c. with concealed cistern, chrome heated towel rail, obscure window to the rear aspect.

The door from the hallway leads through into the self-contained annexe which comprises a kitchen with a range of floor and wall-mounted cupboard and drawer units, an inset one-and-a-half bowl drainer sink unit mixer tap, an integral electric oven with a five-ring gas hob, space and plumbing for a washing machine and dishwasher, window to the front aspect, stairs rising to the first floor. Shower room with fully tiled shower cubicle, low-level WC, pedestal wash hand basin with mixer tap and vanity storage under, heated towel rail, window to the side aspect. Sitting room with sliding area patio doors to the front aspect. On the first floor is a large double bedroom with built-in wardrobes, roof light and window to the front aspect, door into the en-suite cloakroom, with low-level w.c., pedestal wash hand basin and wall-mounted gas-fired central heating boiler.

Outside to the front of the property, there is driveway parking for one car and there is on-road parking available. There are double doors leading into the covered storage area, which runs along the right-hand side of the property, with access out to the rear garden. The rear garden is fenced to all sides and paved for easy maintenance and is accessible from the main bungalow and the annexe.





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