



4 STONELEIGH AVENUE • HORDLE • LYMINGTON • SO41 0GS

£450,000

Situated close to the village centre, this deceptively spacious three bedroom bungalow benefits from a large kitchen/breakfast room, garage, driveway parking and good size garden.

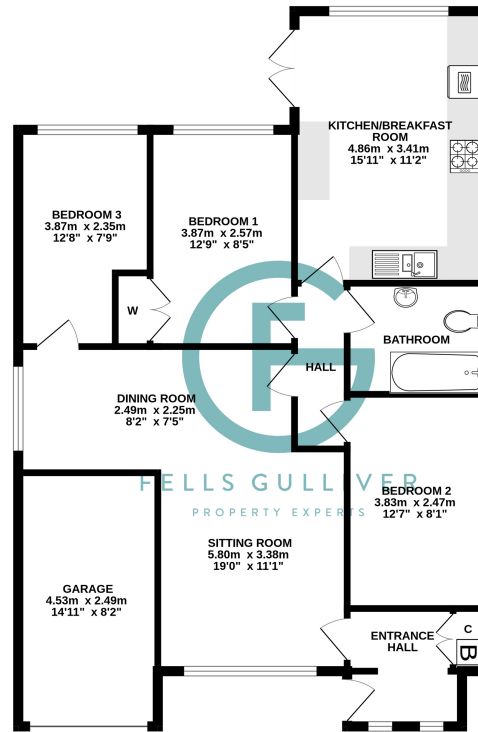


FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

4 STONELEIGH AVENUE
92.4 sq.m. (994 sq.ft.) approx.



TOTAL FLOOR AREA: 92.4 sq.m. (994 sq.ft.) approx.
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Property Specification

Open plan L-shaped sitting/dining room

Large kitchen/breakfast room with double doors opening out to the rear garden

Three bedrooms

Family bathroom

Good size rear garden

Driveway parking for several vehicles

Located close to the village shops and amenities

Deceptively spacious and well presented accommodation

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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

This deceptively spacious three bedroom detached bungalow offers well proportioned accommodation with the benefit of a good size kitchen/breakfast room, garage and good size garden.

Front door leading into the entrance hall with two windows to the front aspect and airing cupboard housing the boiler and shelving for linen storage. Door into the sitting/dining which is L-shaped, with sitting area to the front aspect with large window, opening through to the dining room area with window to the side aspect. Door into bedroom three with window to the rear aspect overlooking the garden. Door leading into the inner hall with door into bedroom two with window to the side aspect. Family bathroom with modern suite comprising a panelled bath unit folding glass shower screen, mixer taps and shower over. Low level w.c., wash hand basin with mixer tap and vanity storage cupboard under, chrome heated towel rail, obscure window to the side aspect. Bedroom one with built-in wardrobe and window to the rear aspect overlooking the rear garden. Large kitchen/breakfast room with comprehensive range of floor and wall mounted cupboard and drawer units with wooden worktop, inset one and a half bowl single drainer sink unit with mixer tap, metro style tiled splashbacks, built-in appliances including a five ring gas hob with extractor over, eye level electric oven and separate grill, space and plumbing for dishwasher, space for tall fridge/freezer, space for washing machine and tumble dryer, inset ceiling spotlights, ample room for dining table and chairs, window to the rear aspect and french doors leading out to the rear garden.

Outside to the front of the property, there is hedging to the front boundary, driveway parking for several vehicles, small area of lawn, garden shed, access to the integral garage with up and over door, pedestrian access to the side of the property leading through to the rear garden, which is a good size. The garden is mainly laid to lawn with an area of patio adjacent to the rear of the property providing space for patio table and chairs. There is a paved path leading down the middle of the garden and a raised decked area and various flower bed borders, with well established shrubs, bushes and trees.

The village of Hordle is a close neighbour to the busy town of New Milton to the west and the popular Georgian market town of Lymington to the east. A general store is complimented by a selection of further shops, two pubs and a primary school with an "outstanding" Ofsted rating. For leisure activities, the choice of wonderful coastal walks at Milford on Sea is matched by the New Forest, which provides an area of outstanding natural beauty with ancient woods and heathland enjoyed by riders and walkers alike. Sway is approximately 3 miles north, where the main line station connects to London Waterloo and the nearby A337 gives direct access to junction 1 of the M27

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Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 lymington@fells-gulliver.com fells-gulliver.com

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