



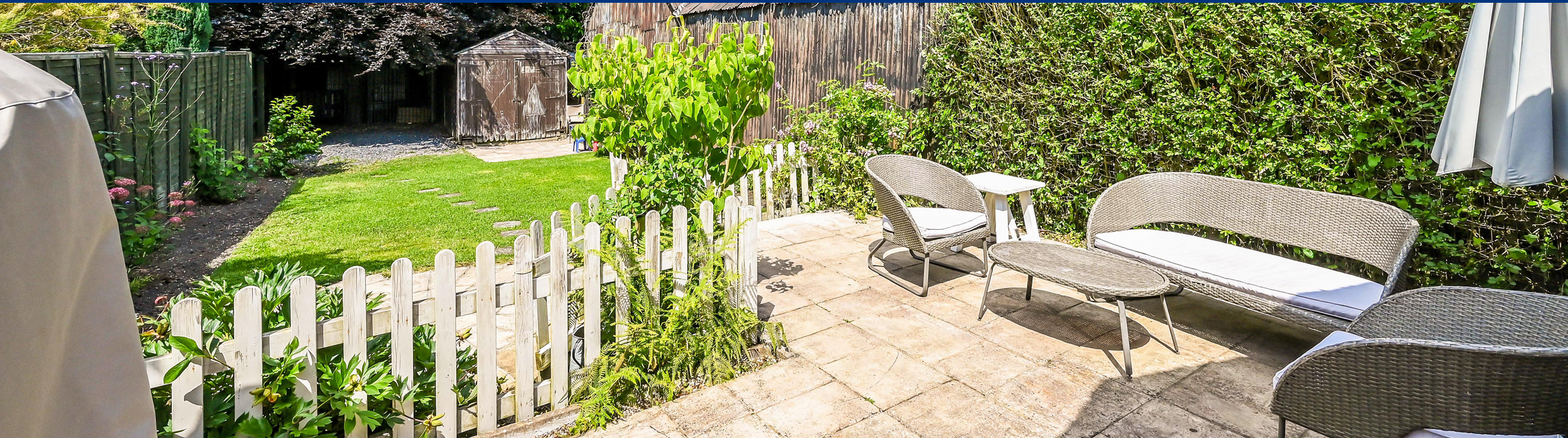
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29 Wellands Road, Lyndhurst, SO43 7AB

£460,000

- Semi-detached Victorian cottage situated in central Lyndhurst
- Two reception rooms and large extended kitchen dining room
- Two double bedrooms
- Useful utility room/WC
- Four-piece upstairs family bathroom
- Off road parking with further nearby parking available





2



1



2

A Lovely character cottage located only a short walk from Lyndhurst high street and moments from open Forest.

This property is surprisingly large for a cottage measuring nearly 1100 Sq ft, accommodation includes a lovely sitting room, family room, large extended kitchen dining room and useful utility room/WC. Upstairs includes two double bedrooms and a family bathroom.



This property is a traditional Victorian house with its front door located at the side and a small entrance hallway, however, a great addition to this house is the rear extension which has provided another front door with a more functional and spacious entrance lobby.



Turning left from the entrance lobby is the family room, currently used as a playroom this versatile space could easily be used as a formal dining room and home office. An understairs cupboard and built in recessed storage unit provide good storage solutions.

The sitting room is next which is accessed through the original entrance hallway. A bright and airy room which is complimented by wood flooring, a bay window, and a lovely brick feature open fireplace.

Directly off the entrance lobby, you'll find the utility room, generously sized and equipped with two base-level cupboards, two sinks, space and plumbing for a washing machine and tumble dryer, as well as a WC







Moving to the back of the house is the large extended kitchen dining room, this room features a fitted kitchen with integrated appliances that include an electric hob with an extractor over, electric double oven, a dishwasher and a fridge. This room features a vaulted ceiling with two Velux windows and French doors and a further window which have great views of the lovely rear garden and patio area.

Moving upstairs the landing serves as access to both bedrooms and the family bathroom which is located to the rear of the house.

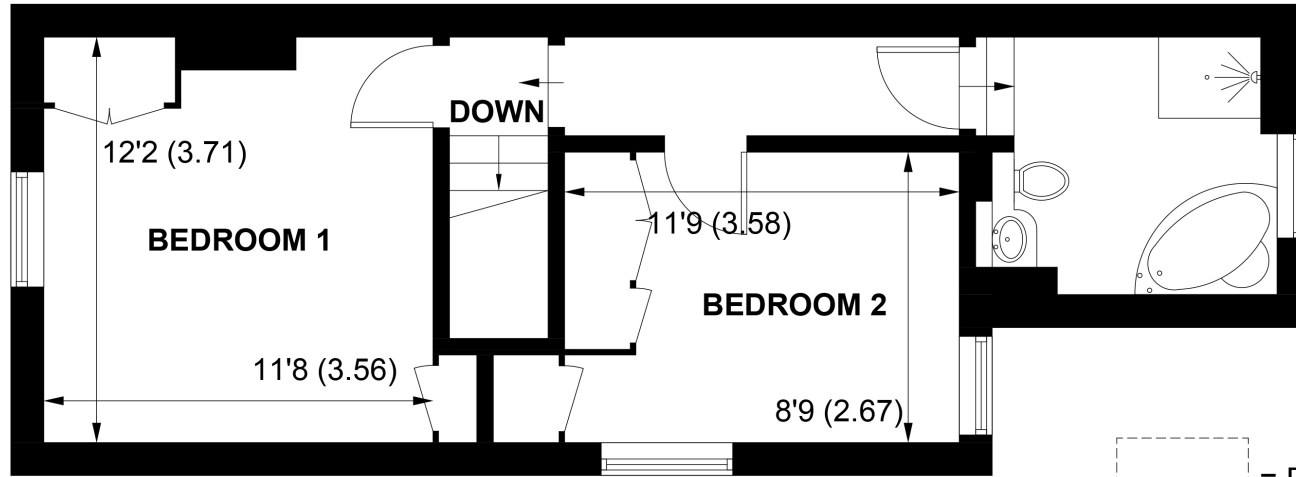
The principal bedroom is a spacious double with a window to the front and a built-in wardrobe. Bedroom two is a lovely room with dual-aspect windows providing lots of natural light. This room also benefits from built-in wardrobes.

Located at the end of the hallway is the four-piece family bathroom.

The front garden is wall-enclosed with a gravel driveway to the side of the property providing off-road parking for a small/medium car. A wooden gate provides access to the front door, and a side pedestrian gate leads to the rear garden.

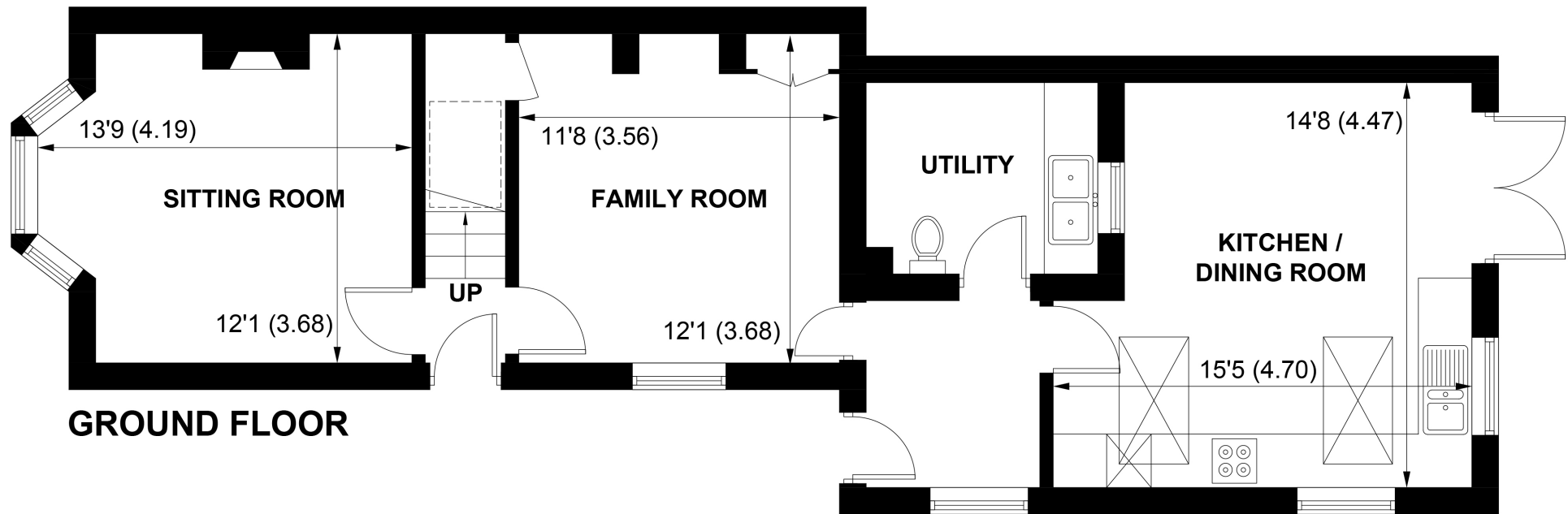
The rear garden, fully enclosed, features lawns flanked by flower borders on either side. Running along the back of the property, a large patio area creates a delightful space for alfresco dining. Additionally, there is a timber shed for garden storage.





FIRST FLOOR

 = REDUCED HEADROOM BELOW 1.5m / 5'0



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1098 SQ FT / 102.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

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