



3 SARUM WALK • LYMINGTON • SO41 8YA

£365,000

An exciting opportunity to buy a spacious four-bedroom semi-detached house offering scope for improvement, located in a popular development, within easy reach of Lymington town centre. The property offers generous room sizes and benefits from a good-sized sunny garden and driveway parking for two vehicles.



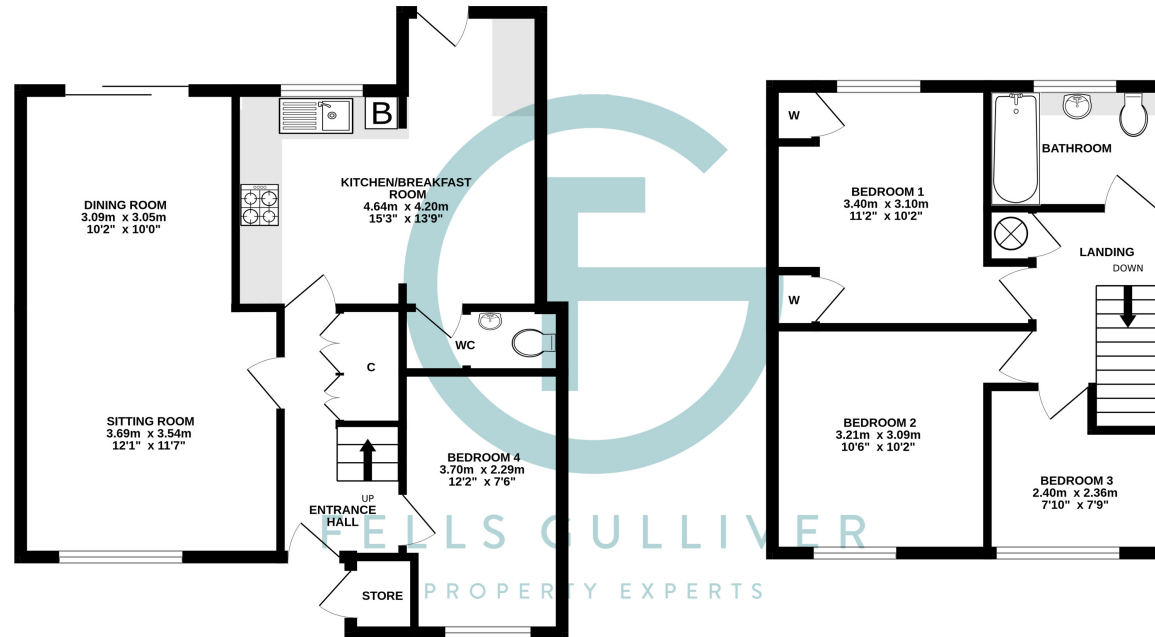
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PROPERTY EXPERTS

Est.1988

GROUND FLOOR
55.5 sq.m. (597 sq.ft.) approx.

1ST FLOOR
37.1 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA : 92.6 sq.m. (996 sq.ft.) approx.
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Property Specification

No forward chain

Offering potential to improve

Extended kitchen/breakfast room

Sitting/dining room

Ground floor cloakroom

Master bedroom with built-in wardrobes

First floor family bathroom

Driveway parking for two vehicles

Sunny rear garden

Three double bedrooms plus a single/study

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(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

External storage cupboard to the right of the front door. Front door leading into the entrance hall with stairs rising to the first floor with two under stairs storage cupboards. Door to the right into bedroom four with window to the front aspect. This room used to be the garage and has been converted to provide an additional bedroom. Dual aspect sitting/dining room with window to the front aspect and sliding patio doors to the rear opening out to the rear garden. Kitchen/breakfast room with comprehensive range of floor and wall mounted cupboard and drawer units with worktop over and tiled splashbacks. Single bowl and drainer stainless steel sink unit with mixer tap, four ring gas hob with electric oven under and extractor over. Space and plumbing for dishwasher and washing machine, cupboard housing wall mounted gas fired central heating boiler, space for table and chairs, tiled floor, pedestrian door to the rear aspect leading out to the rear garden. Door into the cloakroom with a low level w.c. and wash hand basin.

First floor landing with airing cupboard housing hot water cylinder and shelving for linen storage. Master bedroom with two built-in wardrobes, overhead storage cupboards and window to the rear aspect. Bedroom two with window to the front aspect. Bedroom three with window to the front aspect. Family bathroom with modern suite comprising a panelled bath unit with mixer tap and shower over, glass shower screen, inset wash hand basin with built-in surrounding vanity unit cupboards, low level w.c. with concealed cistern, further wall mounted storage cupboards, obscure window to the rear

aspect.

Outside to the front, the property is approached via a shingle driveway and there are various well established shrubs and a small area of lawn. The sunny rear garden is fenced to all sides and is mainly laid to lawn with various trees and shrubs, with an area of brick paving adjacent to the property and leading down one side, providing space for a patio table and chairs, there is also a useful garden shed.

Sarum Walk is a popular development in Lymington and is in close proximity to Lymington Hospital, Buckland Rings nature reserve, Lymington Train Station, the town centre and also multiple local pubs/restaurants. Lymington Georgian Market Town has many independent shops, picturesque cobbled streets leading to the quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park, Keyhaven salt marshes and Milford on Sea beaches. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.





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

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

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