



4 DE MOWBRAY WAY • LYMINGTON • SO41 3PD

£910,000

Perfectly positioned three bedroom detached residence with a large frontage, private garden, and separate double garage. Located in a quiet cul de sac. Offered chain free.

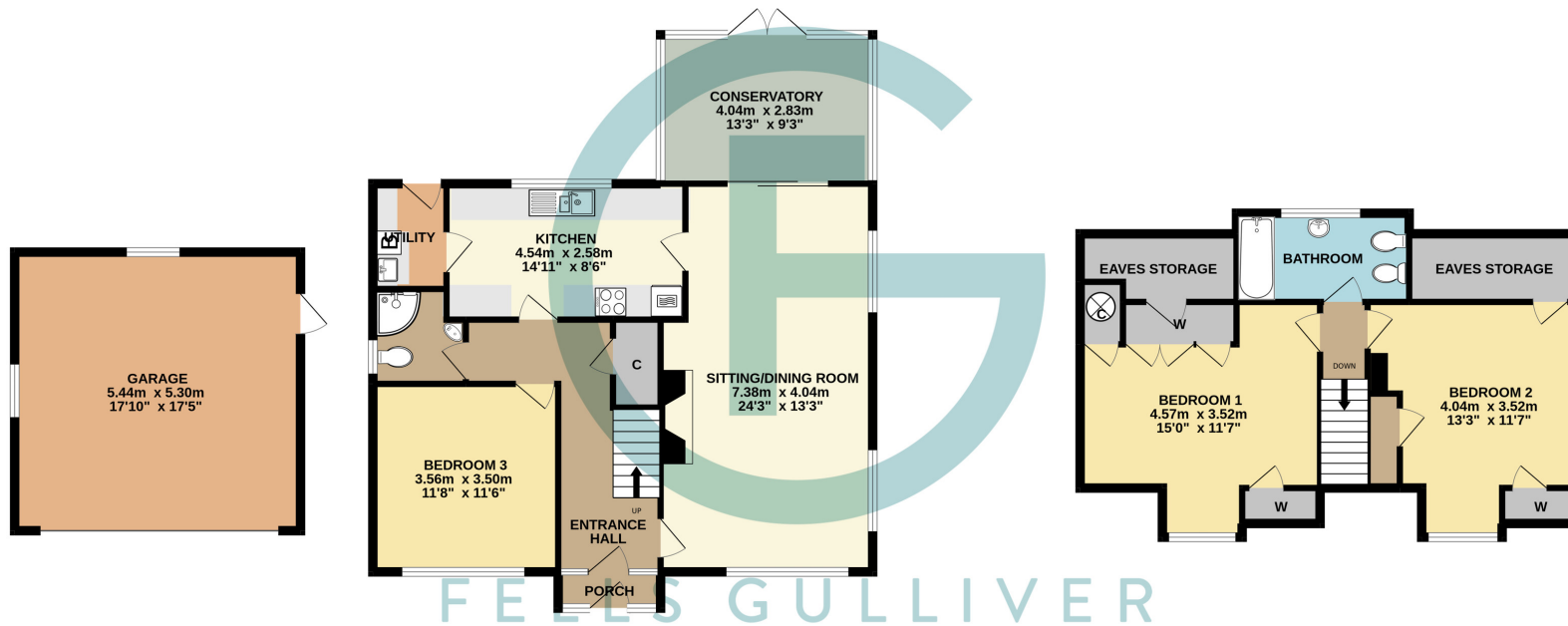


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
110.8 sq.m. (1193 sq.ft.) approx.

1ST FLOOR
51.9 sq.m. (558 sq.ft.) approx.



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TOTAL FLOOR AREA : 162.7 sq.m. (1751 sq.ft.) approx.
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Property Specification



- Three bedroom detached property
- Parking for several vehicles
- Separate double garage
- Further potential (STPP)
- Ground floor shower room
- Space for boat or campervan
- No forward chain
- Conservatory
- Well established, mature gardens
- Convenient location close to town centre

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Description

Well presented three bedroom detached property located within private grounds at the end of a desirable cul de sac. The property benefits from a wider than average plot giving a future buyer the opportunity to extend (STPP).

The property has a large frontage with parking for several vehicles, a lawn, and a well maintained hedge giving privacy. To the side of the property is further space that would be ideal for a boat/campervan. To the other side of the property is the sizable separate double garage.

On entering the property, the front door opens to a porch that in turn opens to a welcoming entrance hall with stairs to the first floor, under stairs storage, and access to the principle rooms. The reception room has a triple aspect with a bay window to the front, two side windows and siding glazed doors to the conservatory. The sizable reception room has a feature fire place and ample space for a dining table as well as comfortable family seating. The well proportioned conservatory allows for a wonderful outlook over the mature garden and has patio doors for direct access. The kitchen has plenty of work surface space and ample base and eye level units and a large window overlooking the garden. The kitchen has wooden fronted units with an eye level double oven, built in dishwasher, electric hob, built in fridge/freezer, and large stainless steel sink and drainer below the window. From the kitchen a door leads to a useful utility room with space for white goods, sink, and a back door to the garden. The central hall gives access to a modern ground floor shower room with WC and wash basin. Bedroom three/dining room completes the ground floor with a bay window to the front.

The first floor has two sizable double bedrooms with built in wardrobes and eves storage. Between them is the family bathroom with shower over the bath, washbasin, WC, and bidet.

The double garage is of note with an electric up and over door, side pedestrian door, window to the garden at ground floor level and a further window above. The garage has power and light. The garage allows for further potential for conversion to further accommodation (STPP).

Outside, the private garden has mature borders and flower beds and is mainly laid to lawn with patio areas, a shed, and a hard standing for a summer house. The side garden is used as a vegetable patch.

The property benefits from being offered for sale with no forward chain.

The property is within an easy short walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington, has many independent shops and a picturesque 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. 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

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