



56 PADDOCK GARDENS • LYMINGTON • SO41 9ES

£625,000

Beautifully presented four bedroom detached house situated on a popular development, within a level walk of Lymington High Street and local amenities. Benefits of this property include an en-suite shower room, attractive walled garden, garage and off road parking.

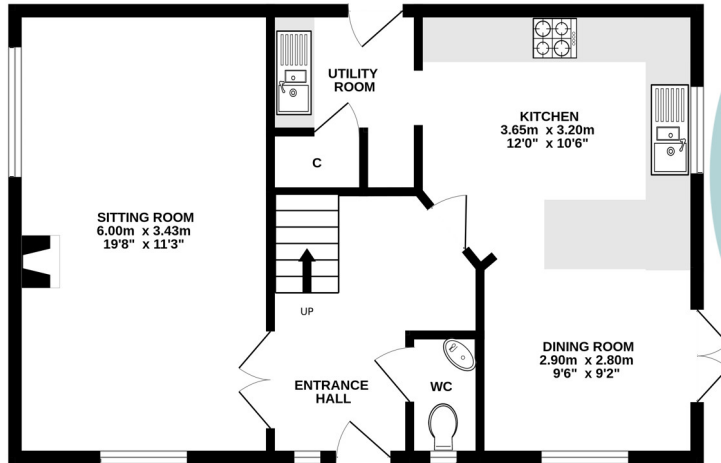


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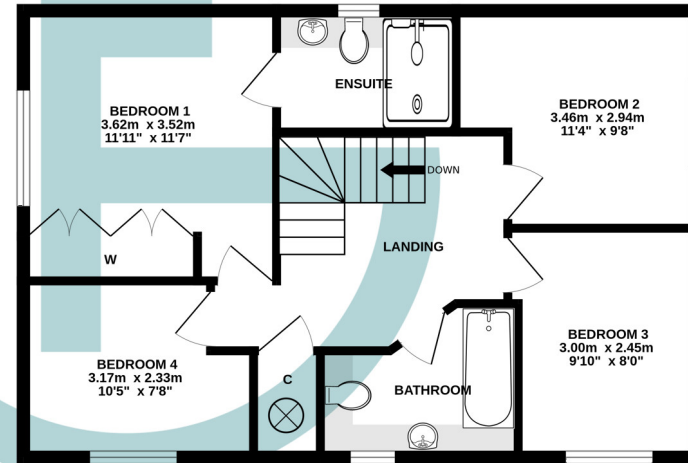
PROPERTY EXPERTS

Est.1988

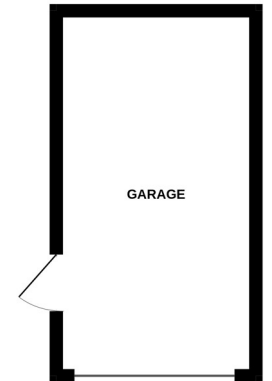
GROUND FLOOR
56.5 sq.m. (608 sq.ft.) approx.



1ST FLOOR
56.5 sq.m. (608 sq.ft.) approx.



GARAGE



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TOTAL FLOOR AREA : 126.1 sq.m. (1357 sq.ft.) approx.

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PROPERTY EXPERTS

Property Specification

- Kitchen/dining room
- Sitting room with log burner
- Utility room and ground floor cloakroom
- Master bedroom with en-suite shower room

- Three further bedrooms
- Family bathroom
- Private walled garden with pedestrian door into the garage
- Garage and driveway parking

- Located on a popular development, within walking distance of Lymington High Street
- Beautifully presented throughout

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C	73	
(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

Located within this popular development, within a level walk of Lymington High Street, this beautifully presented four bedroom detached modern house benefits from an open plan kitchen/dining room, ideal for entertaining, en-suite master bedroom, garage, driveway parking, attractive walled garden and would make an ideal family home.

Attractive covered storm porch. Front door leading into the entrance hall with stairs leading to the first floor with understairs storage cupboard. Cloakroom with low level WC, wash hand basin and obscure window to the front aspect. Door leading into the dual aspect sitting room with windows to the front and side aspect and feature wood burner. Door leading into the kitchen/dining room which has a door into the utility room which in turn has a rear pedestrian door to the rear. The kitchen is open plan to the dining room which has ample room for a dining table and chairs and has a window to the front and side aspect with double patio doors opening out to the private walled garden. The kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with wooden worktop over, inset one and a half bowl stainless steel single drainer sink unit with mixer tap over and tiled splashbacks. Integral four ring gas hob with electric oven under and extractor hood over, space for dishwasher and breakfast bar. Utility room has space for tall fridge freezer, space an plumbing for washing machine, wall mounted gas fired central heating boiler and door leading outside.

First floor landing with hatch giving access to the loft space and a large storage/airing cupboard with shelving for linen storage. Master bedroom with double built-in wardrobes, window to the side aspect and door into the en-suite shower room which

has a modern suite comprising of a fully tiled walk-in shower with rainfall shower, low level WC with enclosed cistern, wash hand basin with mixer tap and vanity storage under, obscure window to the side aspect, chrome heated towel rail. Bedroom two has a built-in wardrobe and window to the side aspect. Bedrooms three and four have windows to the front aspect. The family bathroom has a modern suite comprising of a panelled bath unit with mixer taps and mixer shower over with inset shelving for toiletries, low level WC, wash hand basin with mixer tap and vanity storage cupboard under, heated towel rail, part tiled walls, obscure window to the front aspect.

Outside there are areas of open plan garden to the front and left hand side of the property laid to shingle with plants and shrubs interspersed and a path up to the front door. The walled garden adjoins the right hand side of the house and is mainly laid to lawn with an area of patio and an abundance of plants, trees and shrubs. There is a wooden pedestrian gate giving access to the front of the property and a pedestrian door leads into the garage. The single garage has an up and over door and is adjacent to the garden with off road parking in front for one car.

The property overlooks the open plan communal green area, which is a safe area for children to play.

Lymington Georgian Market Town is famous for its bustling high street with a wide array of boutique shops, cafes, eateries and a market every Saturday. Lymington has an active sailing community and is close to some beautiful local beaches and The New Forest National Park. There is a branch line rail connection to Brockenhurst mainline station (London Waterloo) and the ferry to the Isle of Wight.









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PROPERTY EXPERTS

Est.1988