



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

9 Hives Way

Lymington • SO41 8YE



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An attractive and well presented semi detached home enjoying a south west facing rear garden, together with driveway parking and an integral garage. Ideally situated within easy walking distance of Lymington High Street and its excellent range of shops, restaurants and local amenities.



3



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£400,000

Key Features

- Open plan kitchen/dining room
- Downstairs cloakroom
- Popular development within easy reach of Lymington High Street and local amenities.
- South westerly facing rear garden
- Well presented throughout
- Driveway parking
- Sitting room
- Three bedrooms
- Family bathroom
- Integral garage
- EPC Rating: D



Description

Well presented three bedroom semi detached home, enjoying a sunny south west facing rear garden and a downstairs cloakroom. The property is ideally located within walking distance of Lymington High Street and its wide range of local amenities. Further benefits include an integral garage and off-road parking.

Entering the property, a porch provides useful storage with a built-in cupboard before a door leads into the main hallway. The hallway features stairs rising to the first floor and a convenient understairs storage cupboard. To the right of the hall is the sitting room, which benefits from a front aspect window allowing plenty of natural light to fill the space. Straight ahead from the hallway is the spacious kitchen/dining room, featuring a rear aspect window and doors that open directly onto the rear garden, creating a bright and sociable area. The modern kitchen is fitted with a range of floor and wall mounted units and includes an integrated oven, hob and dishwasher. A door to the left of the kitchen leads into the integral garage, which also has a door providing access to the garden. The garage offers additional space for appliances and further storage.

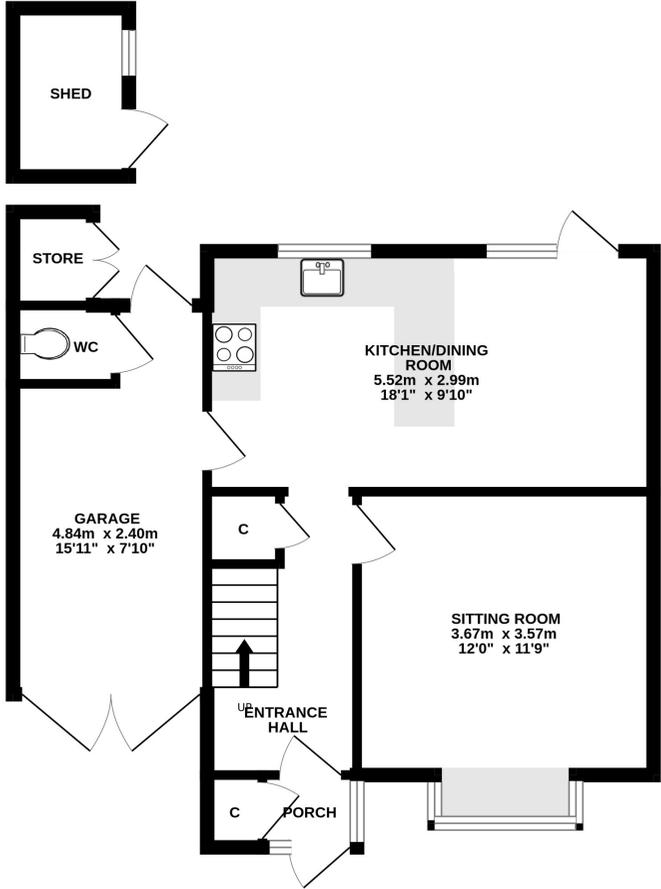
The first floor landing provides access to the airing cupboard and a hatchway to the loft, offering useful additional storage. The spacious principal bedroom enjoys a pleasant rear aspect with views over the garden, creating a bright and relaxing space. Bedrooms two and three are both well proportioned and benefit from front aspect windows allowing plenty of natural light. The family bathroom is fitted with a panelled bath with shower over, hand wash basin and WC, complemented by a rear aspect window that provides natural light and ventilation.

The rear garden enjoys a desirable south west facing aspect, making it ideal for enjoying the afternoon and evening sun. A paved patio area provides the perfect space for outdoor dining and entertaining, with room for a table and chairs. Paved steps lead up to the main garden, which features a shrub border and a well maintained lawn, creating an attractive and versatile outdoor space. To the front of the property, the driveway offers off-road parking and is complemented by a paved and stoned area for ease of maintenance. The property also benefits from an integral garage, providing additional parking or useful storage space.

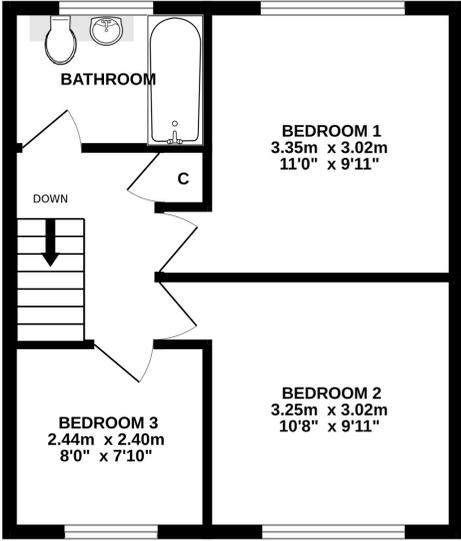
Hives Way is a popular development in Lymington and is in close proximity to Lymington Hospital, Buckland Rings nature reserve, Lymington Train Station, the town centre and also multiple local pubs/restaurants. Lymington Georgian Market Town has many independent shops, picturesque cobbled streets leading 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.

Floor Plan

GROUND FLOOR
54.4 sq.m. (586 sq.ft.) approx.



1ST FLOOR
36.0 sq.m. (387 sq.ft.) approx.



9 HIVES WAY
TOTAL FLOOR AREA : 90.4 sq.m. (973 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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