



22 PARK ROAD • LYMINGTON • SO41 9GW

£825,000

A spacious three/four bedroom detached family home with a large garden, garage and parking for multiple vehicles. The property has been well kept but would now benefit from modernisation throughout.

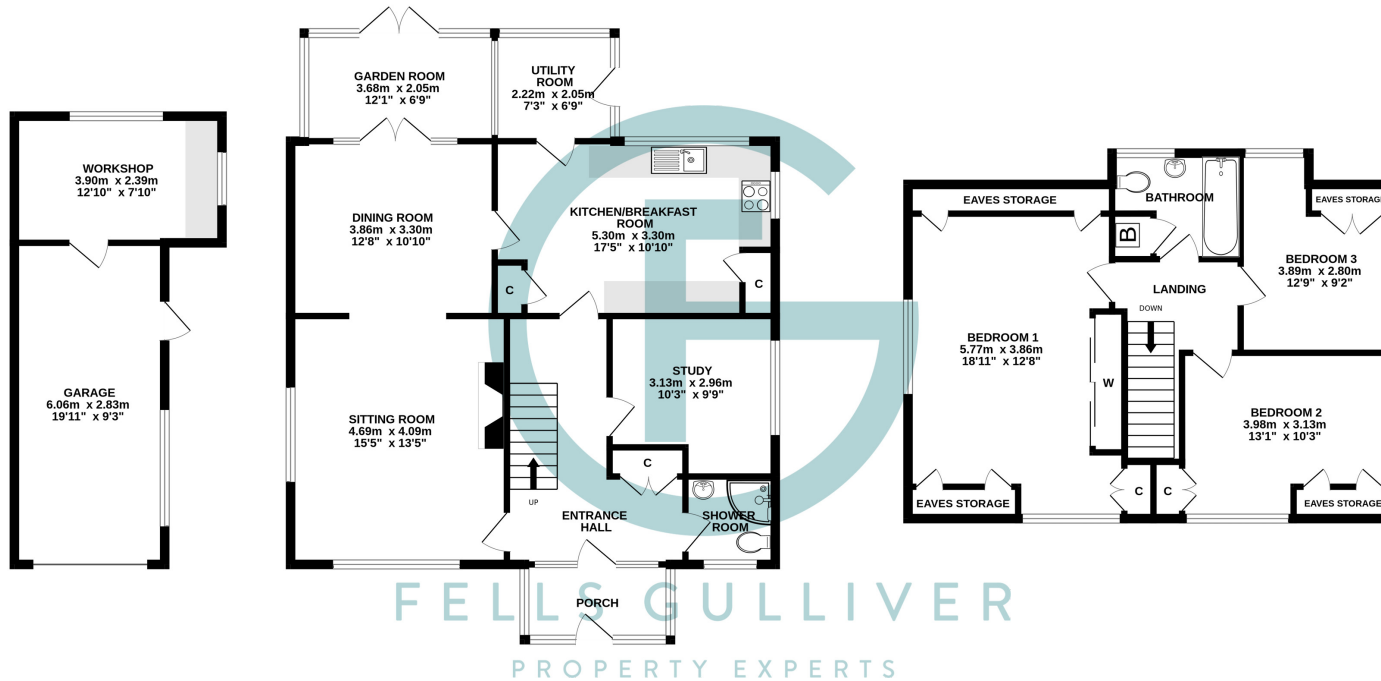


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
114.9 sq.m. (1237 sq.ft.) approx.

1ST FLOOR
60.0 sq.m. (646 sq.ft.) approx.



GARAGE & WORKSHOP AREA: 26.47 SQM

TOTAL FLOOR AREA : 174.9 sq.m. (1882 sq.ft.) approx.

Made with Metropix ©2023

Property Specification



- Good size kitchen
- Spacious through living/dining room
- Ground floor study/bedroom four and shower room
- Garden room and utility room
- Large dual aspect master bedroom
- Two further first floor bedrooms
- First floor family bathroom
- Detached garage and workshop
- Large well established rear garden
- Well maintained but would now benefit from updating throughout
- Ample parking for multiple vehicles
- Within an easy level walk of Lymington High Street, Waitrose & local schools

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(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

Stone steps up to the front door leading into the entrance porch. Door leading into the entrance hall with parquet flooring, wooden open tread staircase and cloaks cupboard. Door to the right into the shower room, with suite comprising of a corner shower cubicle, pedestal wash hand basin with mixer taps and ceramic shelf over, low level WC, fully tiled walls, obscure window to the front aspect. Study/bedroom four with window to the side aspect. Door to the left into the large sitting/dining room. Feature stone hearth with inset gas fire with stone shelving either side, large window to the front aspect and window to the side aspect. Opening through to the dining room. Door into the kitchen/breakfast room, double doors leading out to the garden room with further patio doors leading out onto the covered patio area and rear garden beyond. Kitchen/breakfast room with range of floor and wall mounted cupboards and drawer units, inset single bowl and drainer sink unit, space for free standing cooker, built-in storage cupboards, window to the rear aspect overlooking the garden and obscure windows to the side aspect. Door into the utility room with space and plumbing for washing machine and tumble dryer, door to the side leading out to the patio and rear garden beyond.

First floor landing with hatch giving access to loft space. Dual aspect master bedroom with windows to the front and side aspect. Range of triple wardrobes with sliding doors, built-in double storage cupboard and eaves storage to the front and rear aspect. Dual aspect bedroom two with built-in double storage cupboard, eaves storage and windows to the front and side aspect. Bedroom three with eaves storage and windows to the side and rear aspect. Family bathroom with suite comprising of a panelled unit with taps

and handheld mixer shower, pedestal wash hand basin with taps, low level WC, fully tiled walls, cupboard housing boiler, obscure window to the rear aspect.

To the front of the property, there is a driveway providing parking for a number of vehicles, leading up to the detached garage, which has an up and over door and pedestrian door at the back, leading into the workshop, which has power and light and windows to the rear and side aspect. The front garden is mainly laid to lawn with well established trees, shrubs and borders.

The large rear garden is mainly laid to lawn, with an area of covered patio adjacent to the house. There are pergolas, a pond, shed and greenhouse. The mature garden has various fruit trees, shrubs, trees and flowers and is fenced to all sides.

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

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



Fells Gulliver (Lymington) Limited give notice to anyone reading these particulars that they have been prepared as a general guide only. Their accuracy is not guaranteed, and they do not form part of a contract. We have not carried out any detailed survey nor tested the services, appliances or specific fittings. Room sizes are approximate and should not be relied upon for carpets or furnishings. Photographic images are reproduced in good faith and are for information only, they do not infer that any items shown are included in the sale. If there is any point which is of importance to you please contact us in order to check any information, particularly if you are contemplating traveling some distance to view this property.



FELLS GULLIVER

PROPERTY EXPERTS