



22 Honeysuckle Gardens

Everton, Lymington, SO41 0EH

SPENCERS
COASTAL





An attractive three double bedroom detached modern property nestled in a quiet close in a popular leafy location on the outskirts of Everton.

The Property

The driveway is flanked by pretty evergreen hedging which leads to the integral garage with electric door providing parking for two cars. The attractive brick archway porch leads to the glazed front door which opens into the hallway with a door leading to the main living room. The living room has an attractive bay window with leafy views to the front of the property and a feature fireplace which provides the focal point to the room. There is also a useful and generous sized understairs cupboard. The door leads into the kitchen/dining area with a door through to the integral garage and cloakroom with WC and sink. The attractive country style kitchen is comprehensively fitted with cream wall and base wooden units. There are integrated appliances including a fridge/freezer, electric oven and gas hob as well as a dishwasher and freestanding washing machine.



£550,000



FLOOR PLAN

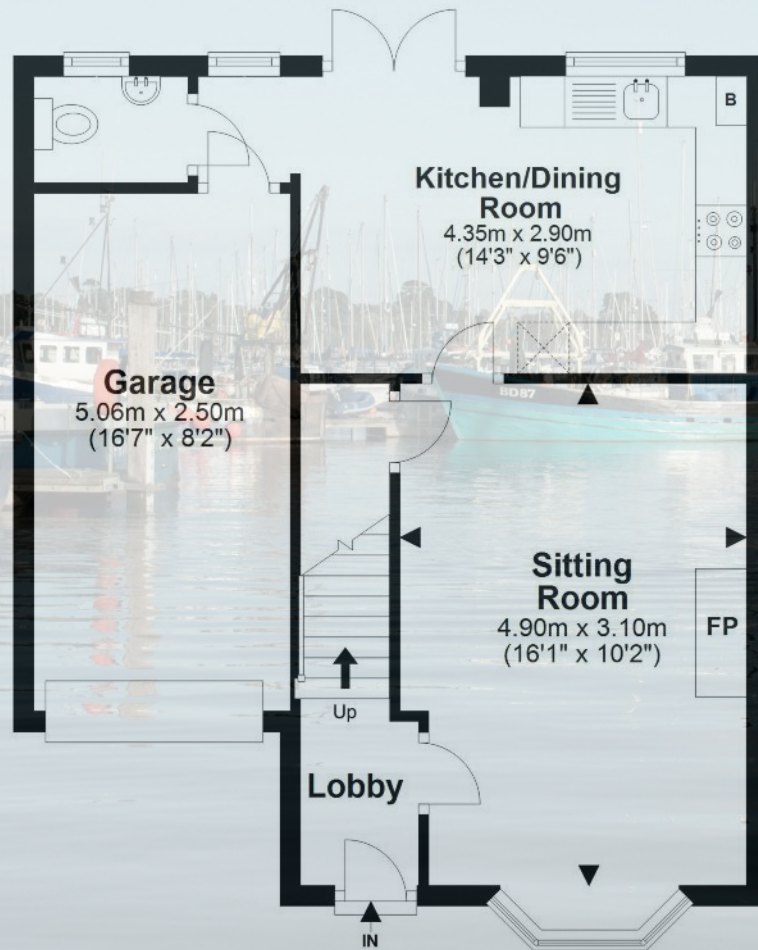
Approx Gross Internal Areas

House: 82.6 sqm / 888.4 sqft

Garage: 16.1 sqm / 173.8 sqft

Total Approx Gross Area: 98.7 sqm / 1062.2 sqft

Ground Floor



First Floor

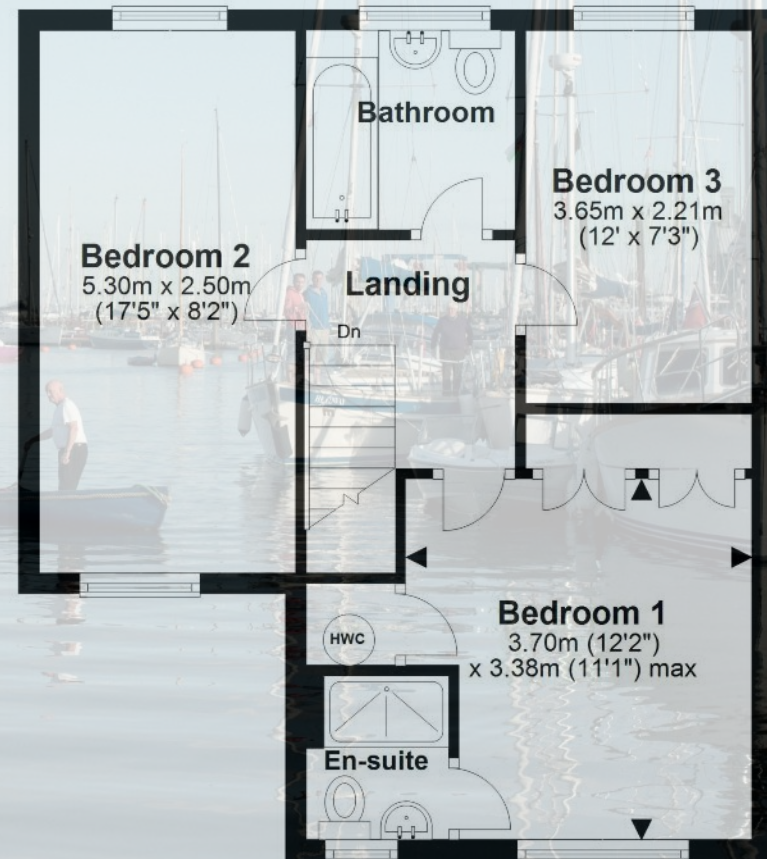


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



The property has a south facing garden, garage and driveway and with the benefit of no forward chain.

The Property continued . . .

Stairs leading to a spacious landing with doors to three double bedrooms. The principal bedroom, located at the front of the house, offers an en-suite shower room, ample fitted wardrobes and an airing cupboard housing a vented water cylinder (thermal store). The second bedroom is of generous proportions and benefits from being dual aspect so is light and airy. The third bedroom is also a double and enjoys views to the rear garden. The large family bathroom services bedroom 2 and bedroom 3.



Directions

From our office in the High Street proceed up into St Thomas Street joining the one way system in the left hand lane. Continue along for approximately two and a half miles and then turn right into Everton Road. Proceed along the road and take the third turning on your left into Honeysuckle Gardens.



Grounds & Gardens

The rear garden has been designed for ease of maintenance and enjoys a high degree of privacy. There is an attractive area laid to lawn with a large patio adjacent to the kitchen/dining room ideal for entertaining. The garden is fully fenced with pedestrian gate for side access and a garden shed for storage.



The Situation

The property is situated in the village of Everton between Lymington (4 miles) and New Milton (2 miles). Similarly, the coastline of Christchurch Bay and the coastal village of Milford on Sea are approximately 3 miles south. The beautiful New Forest is within a few minutes' drive. The Georgian market town of Lymington has a wide range of amenities, as well as having the benefit of excellent sailing facilities including two large marinas. Every Saturday there is a Charter Market in the High Street. Lymington offers a branch line link to the Forest village of Brockenhurst (approximately 15 minutes) with mainline fast link to London (Waterloo 90 minutes approximately).



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Tenure: Freehold

Council Tax: E

Energy Performance Rating: D Current: 65 Potential: 83

Property Construction: Brick elevations with a tile roof

Heating: Gas Central Heating

Utility Supplies: Mains gas, electricity, water & drainage

Broadband: Ultrafast broadband with speeds of up to 1000mbps is available at this property

Conservation Area: No

Parking: Private driveway and garage

Important Information

Spencers of Lymington would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



LYMINGTON QUAY

For more information or to arrange a viewing please contact us:

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