



38 PRINCESS ROYAL CLOSE • LYMINGTON • SO41 9NY

£750,000

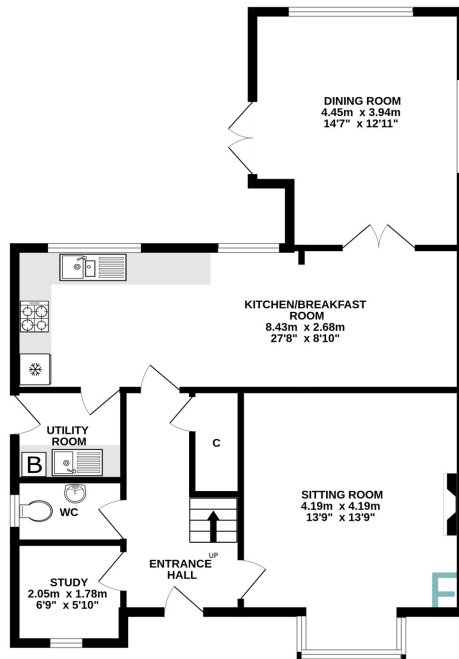
A beautiful four bedroom detached house with detached double garage. This delightful property offers spacious accommodation throughout and is located on a popular development, within an easy level walk of Lymington High Street.



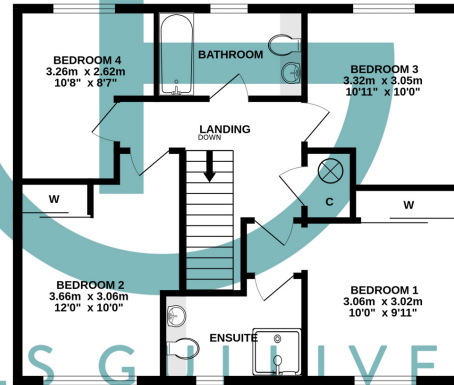
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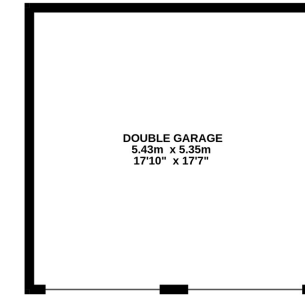
GROUND FLOOR
76.9 sq.m. (828 sq.ft.) approx.



1ST FLOOR
59.1 sq.m. (636 sq.ft.) approx.



GARAGE
28.7 sq.m. (309 sq.ft.) approx.



TOTAL FLOOR AREA : 164.7 sq.m. (1773 sq.ft.) approx.
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Property Specification



- Large kitchen/breakfast room
- Sitting room with box bay window & fireplace
- Dining room overlooking the rear garden
- Ground floor study
- Ground floor cloakroom and separate utility room
- Master bedroom with en-suite shower room
- Three further first floor bedrooms
- Family bathroom
- Well established rear garden
- Driveway parking for several vehicles
- Detached double garage with two separate doors

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

Situated within this popular development, this well presented and spacious four bedroom detached house with double garage is within an easy level walk of Lymington High Street and local amenities and would make an ideal family home.

Covered front door leading into the entrance hall. Stairs rising to the first floor with under stairs storage cupboard. Study with window to the front aspect. Cloakroom with low level w.c., wash hand basin with mixer tap, tiled floor and window to the side aspect. Large sitting room with feature fireplace and box bay window to the front aspect. Large kitchen/breakfast room with comprehensive range of floor and wall mounted cupboard and drawer units with worktop and inset one and a half bowl single drainer sink with mixer tap, tiled splashbacks, integrated appliances include an electric oven and separate grill with extractor fan over, microwave, dishwasher and tall fridge freezer. Two windows to the rear aspect overlooking the garden, tiled flooring, ample room for large table and chairs, wood and glazed double doors opening into the dining room, which has windows to the side and rear aspect overlooking the rear garden and patio doors to the side, leading out to the rear garden. Door from the kitchen into the utility room with cupboard units, inset single drainer sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, cupboard housing wall mounted gas fired central heating boiler, pedestrian door leading outside.

First floor landing with hatch giving access to the loft space. Airing cupboard housing the hot water cylinder and shelving for linen storage. Master bedroom with built-in wardrobe with sliding doors, window to the front aspect, door into the en-suite shower room, which has a modern white suite comprising a fully tiled shower cubicle with sliding glass doors and mixer shower, low level w.c. with concealed

cistern, wash hand basin with mixer tap, white heated towel rail, part tiled walls, tiled floor, obscure window to the front aspect. Bedroom two with built-in wardrobe with sliding doors and window to the front aspect. Bedrooms three and four have windows to rear aspect. Family bathroom with modern white suite comprising a panelled bath unit with mixer tap and shower attachment over and tiled walls, glass shower screen, wash hand basin with mixer tap, low level w.c. with concealed cistern, heated towel rail, part tiled walls, tiled floor, obscure window to the rear aspect.

Outside to the front, there is driveway parking for several cars leading up to the detached double garage with two separate up and over doors and a pitched roof providing storage. Path leading up to the front door with lawned areas either side with various well established shrub borders. Pedestrian gate to the side providing access through to the rear garden. The rear garden is fenced to all sides with paved areas adjacent to the house providing ample space for patio furniture. The remainder of the garden is laid to lawn with various borders with well established plants and shrubs.

The property is within easy reach 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.





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