



4 FIELDHOUSE WAY • LYMINGTON • SO41 9DP

£495,000

Offered for sale with no forward chain, this beautifully presented modern three bedroom semi-detached house with adjoining garage and driveway parking for several vehicles, is located within easy reach of Lymington High Street and all local amenities.

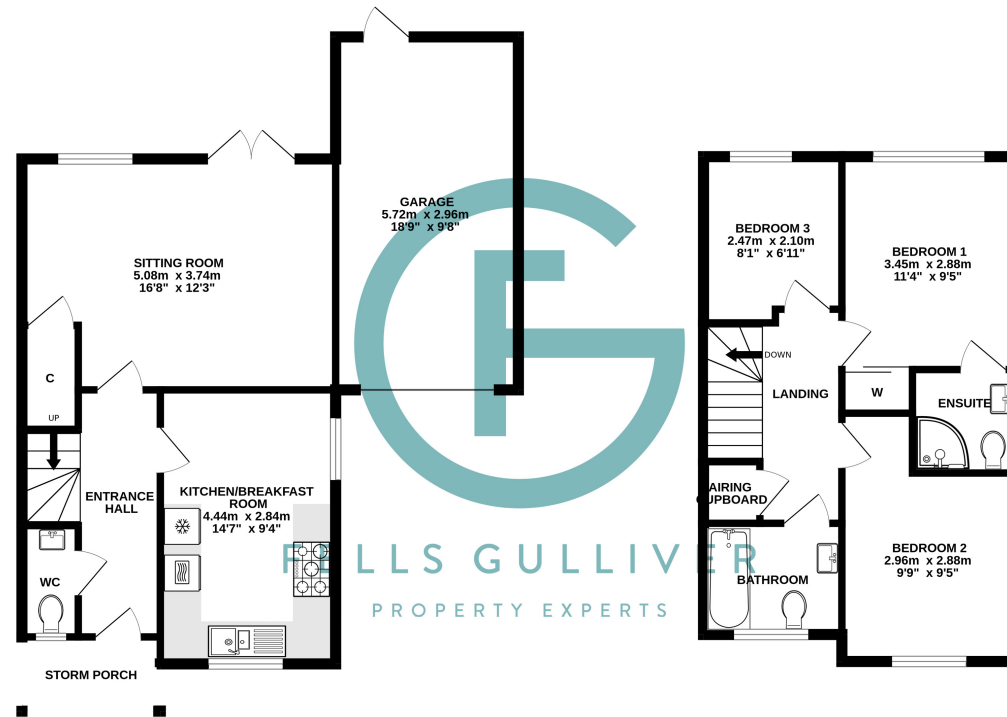


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
59.8 sq.m. (644 sq.ft.) approx.

1ST FLOOR
40.5 sq.m. (436 sq.ft.) approx.



TOTAL FLOOR AREA : 100.3 sq.m. (1080 sq.ft.) approx.
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Property Specification



- Kitchen/breakfast room
- Ground floor cloakroom
- Sitting room with patio doors opening out to the rear garden
- Master bedroom with built-in wardrobe and en-suite shower room
- Two further first floor bedrooms
- Family bathroom
- Driveway parking for several vehicles
- Adjoining garage with power and light
- Low maintenance rear garden
- Offered for sale with no forward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	84	
(69-80)	C		
(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

Located within this popular development, this well presented three bedroom semi-detached house benefits from an adjoining garage, driveway parking for several cars and is offered for sale with no forward chain.

Storm porch with front door leading into the entrance hall with stairs rising to the first floor. Cloakroom with low level w.c., wash hand basin with mixer tap, heated towel rail and obscure window to the front aspect. Door into the kitchen/breakfast room with comprehensive range of floor and wall mounted cupboard and drawer units with worktop over and inset one and a half bowl and drainer sink unit with mixer tap. Integrated NEFF appliances including five ring gas hob with extractor over, eye level oven and separate grill, tall fridge/freezer, dishwasher and washing machine, cupboard housing gas fired central heating boiler. Tiled floor, space for dining table and chairs, windows to the front and side aspect. Door from the hallway leading into the sitting room. Large under stairs storage cupboard, feature fireplace with hearth and mantelpiece and inset coal-effect electric fire. Window to the rear aspect overlooking the rear garden and patio doors leading out to the paved patio area.

First floor landing with hatch giving access to the loft space. Airing cupboard with shelving for linen storage. Master bedroom with built-in wardrobe with sliding doors, en-suite shower room comprising fully tiled shower cubicle with mixer shower, low level w.c., wall hung wash hand basin with mixer tap and vanity storage under and illuminated mirror over. Part tiled walls, tiled floor, chrome heated towel rail, obscure window to the side aspect. Bedroom two with built-in wardrobe with sliding door, window to the rear aspect. Bedroom three with window to the rear aspect. Family bathroom with modern suite

comprising a panelled bath unit with mixer shower over and mixer tap, low level w.c., wall mounted wash hand basin with mixer tap and vanity storage under, heated towel rail, part tiled walls, obscure window to the front aspect.

Outside to the front, there is driveway parking for several vehicles leading up to the garage with an up and over door, power and light, a pitched roof providing useful storage and a pedestrian door leading out to the rear garden. The front garden is lawned with various shrubs and bushes and a path leading up to the front door. There is an outside tap and wall mounted outside lights. Pedestrian wooden gate to the side of the garaging giving access through to the rear garden. The garden is low maintenance, with a paved patio area adjacent to the rear of the house, wall mounted outside lights, space for patio furniture and the remainder of the garden being laid to lawn and is fenced to all sides.

The property is ideally located within an easy level walk of Lymington High Street. The beautiful Georgian market town of Lymington has many independent shops and a picturesque harbour, 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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