



12 BITTERNE WAY • LYMINGTON • SO41 3PB

£775,000

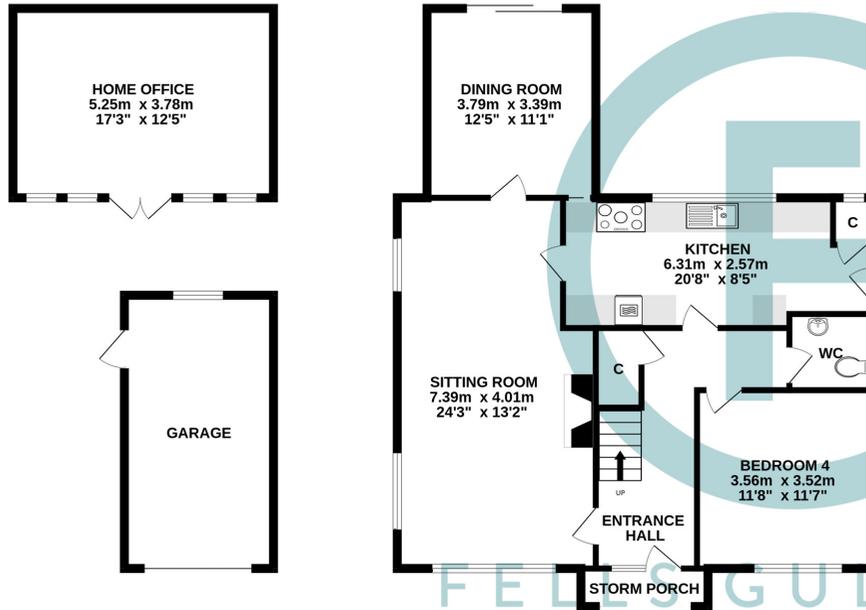
A four bedroom detached property situated in this popular road, with the benefit of a large home office, good size rear garden and is located south of Lymington High Street, within easy reach of local amenities.



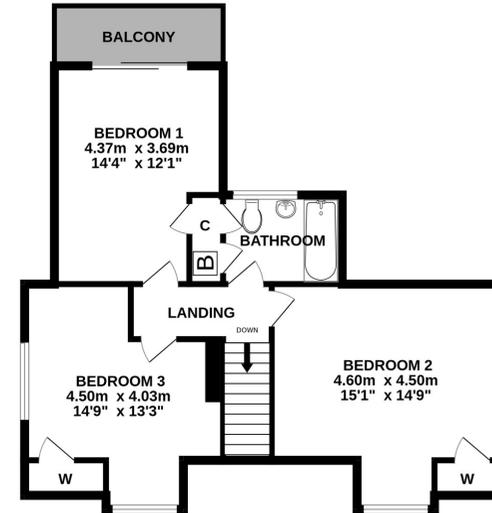
FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
121.1 sq.m. (1303 sq.ft.) approx.



1ST FLOOR
57.6 sq.m. (620 sq.ft.) approx.



FELLS GULLIVER
PROPERTY EXPERTS

TOTAL FLOOR AREA : 178.6 sq.m. (1923 sq.ft.) approx.
Made with Metropix ©2023

Property Specification



- Large sitting room
- Dining room
- Good size kitchen
- Ground floor WC
- Ground floor bedroom four
- Three first floor bedrooms
- Master bedroom with balcony
- First floor bathroom
- Good size garden
- Large home office with power and light
- Detached garage with workshop, and ample driveway parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

Description

A spacious and versatile four bedroom detached property, located in a popular road, south of Lymington High Street. The property benefits from a large home office, good size garden, garage and plenty of parking and also offers scope for refurbishment and extension (STPP).

Storm porch with front door and panelled window leading into the entrance hall. Stairs rising to the first floor with under stairs storage cupboard. Door to the left into the large sitting room. Lovely light and airy dual aspect room with large window to the front aspect and two further windows to the side aspect. Fireplace with tiled hearth and mantelpiece and inset coal effect gas fire. Arched inset alcove to the left of the chimney breast. Door through to the dining room with sliding patio doors opening onto the paved patio area and rear garden beyond. Door from the sitting room leading through to the kitchen which is a good size room, with a comprehensive range of floor and wall mounted cupboards and drawer units with worktop, with inset stainless steel single drainer sink unit with mixer taps, tiled splashbacks, built-in eye electric double oven/steam oven, grill, microwave and warming drawer, induction hob with extractor hood over, space and plumbing for a dishwasher, washing machine and tumble dryer. Space for tall fridge/freezer. Built-in larder cupboard. Glazed pedestrian door leading out to the side aspect, giving access to the driveway, garage and rear garden. Ground floor bedroom four/further reception room with window to the front aspect. Cloakroom with suite comprising of a wc, wash hand basin, radiator, obscure window to the side aspect.

First floor landing with doors to all rooms. The master bedroom is a generous size with sliding doors opening onto a private railed balcony, which enjoys views over the rear garden. Dual aspect bedroom two has a built-in wardrobe and windows to the front and side aspect. Bedroom three again is dual aspect with windows to the front and side aspect and also has a built-in wardrobe. The family bathroom suite comprises of a panelled bath with mixer taps, a low-level wc and pedestal mounted wash basin, radiator and window to the rear aspect. Airing cupboard housing the hot

water tank and Worcester gas fired boiler providing domestic hot water and central heating and further storage cupboard, which is also accessed from the master bedroom.

To the front, the property is approached via a tarmac driveway providing parking for several vehicles. Path leading up to the front door and pedestrian access to the left side of the property. To the right side, there are wooden gates giving vehicular access through to further driveway parking leading up to the detached garage with workshop, which has an up and over door, window to the rear aspect and pedestrian door to the side aspect.

The front garden is screened from the road with a hedge and small lawned area. The rear garden is a good size and is mainly laid to lawn with hedge boundaries. The remainder of the boundaries are a mixture of close board fencing and panelled fencing. The garden has a paved patio area adjacent to the rear of the property with an area suitable for seating/table and chairs. There are shingle areas and various shrubs and an area of lawn. This property benefits from having a home office/cabin in the rear garden which has double doors opening out to the garden, windows to the front and a skylight. There is power and light connected, making it ideal to work from home or to use as a summer house/games room/entertaining space.

The property is within a short walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington has many independent shops, 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