



**LOW HATCH • FIBBARDS ROAD • BROCKENHURST • SO42 7RD**

**£637,000**

Conveniently located in the heart of Brockenhurst village, this three/four bedroom semi-detached cottage style property benefits from driveway parking, garage, good size rear garden and is offered for sale with no forward chain.

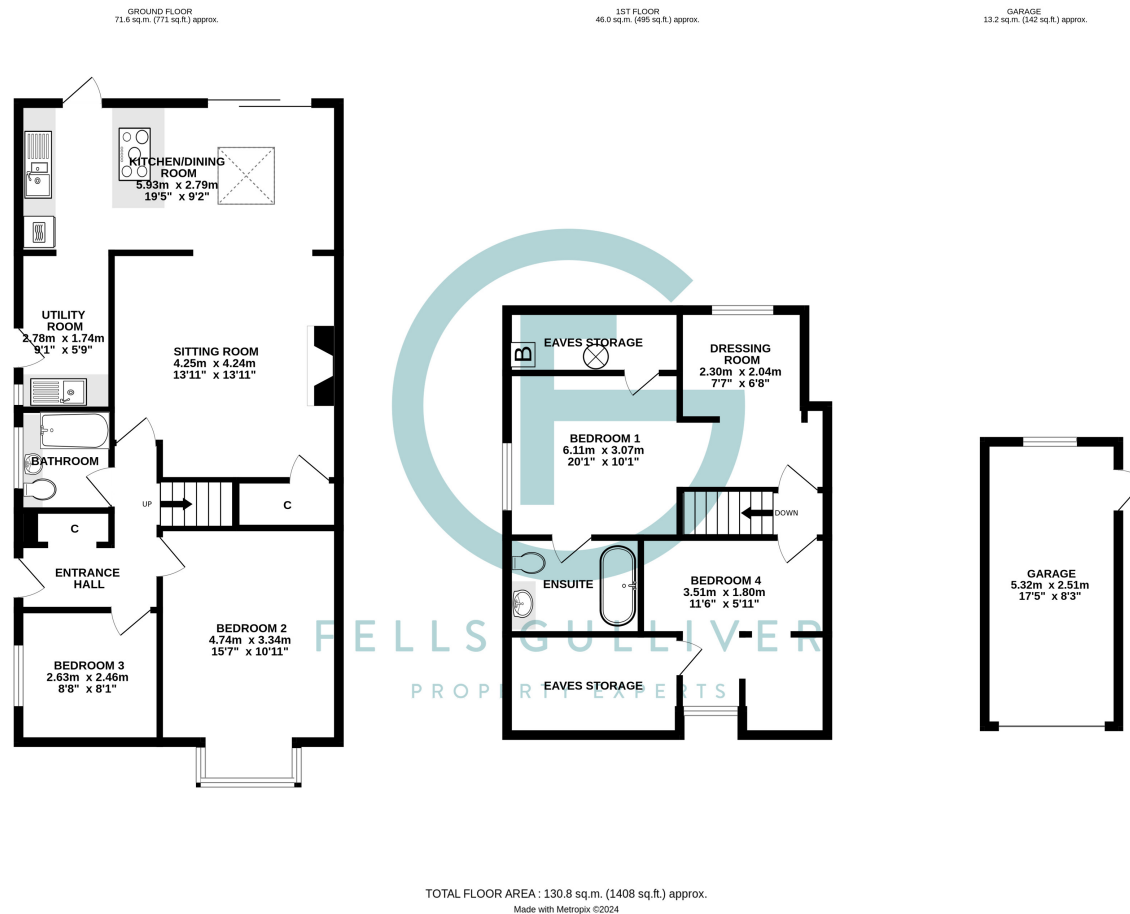


**FELLS GULLIVER**

PROPERTY EXPERTS

*Est.1988*





## Property Specification

Kitchen/dining room and separate utility room

Living room with log burner

Ground floor bedroom two/snug

Ground floor bedroom three/study

Ground floor bathroom

First floor master bedroom suite with en-suite bathroom, dressing room and eaves storage

First floor bedroom four with ample eaves storage

Large rear garden

Driveway parking for several vehicles and single garage with power and light

Offered for sale with no forward chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



# Description

This delightful property can be found in the heart of the centre of this popular New Forest village and has the benefit of being offered for sale with no forward chain. This three/four bedroom semi-detached cottage style property has driveway parking for several vehicles, a single garage and good size enclosed well established rear garden.

Front door accessed from the side of the property leading into the entrance hall, with cloaks cupboard and stairs rising to the first floor. Bedroom three/study with window to the side aspect. Bedroom two/snug with box bay window to the front aspect. Bathroom with modern white suite comprising of a walk-in bath with mixer tap and attached flexi-house shower head and separate wall mounted shower head on flexi-hose with wall mounted controls, low level WC with concealed cistern, wash hand basin with mixer tap, heated towel rail, extractor fan, part tiled walls and tiled floor, obscure window to the side aspect. Living room with inset wood burner, tiled hearth and wooden mantle over, under stairs storage cupboard. Opening through to the open plan kitchen/dining room. Dining area with ample room for table and chairs, roof light, sliding patio doors leading out to the rear garden, tall modern radiator. Kitchen with range of modern floor and wall mounted cupboard units with wooden worktop over. Inset one and a half single bowl and drainer stainless steel sink unit with mixer tap over. Built-in eye level electric oven, grill and microwave. Electric five ring hob with extractor fan above, tiled floor, door out to the rear garden. Access to utility area with space for American style fridge/freezer, space and plumbing for washing machine and tumble dryer. Single bowl sink unit with mixer tap and splashback. Window and pedestrian door to the side of the property, leading round to the rear garden.

First floor landing with doors into both bedrooms. Master bedroom with windows to the side and rear aspect. Hatch to roof space. Large eaves storage area which houses the gas fired central heating boiler and water tank. Separate dressing area. En-suite bathroom, with modern suite comprising of a panelled unit with mixer tap and mixer shower over, low level WC with concealed cistern, large wash hand basin with mixer taps, heated towel rail, extractor fan, tiled floor and part tiled walls, mirrored storage cupboards, obscure window to the side aspect. Bedroom three with with open archway access to eaves storage, window to the front aspect.

The property is approached via a wooden five bar gate over a shingle driveway which leads along the front and side of the property. Planted border to front corner. Fencing to front and side boundary and the other side is part brick wall and fence. The driveway continues to the side of the property to the single garage which has an up and over door, power and light, window to the rear aspect and pedestrian door leading out to the rear garden. The well established rear garden is walled to one side and fenced to the other two boundaries. There is a patio area adjacent to the rear of the property accessed from both the dining area and kitchen. The remainder of the garden is laid to lawn with borders to either side and to the rear and there are various plants, shrubs and trees. There is a greenhouse at the far end of the garden.

The property is conveniently located within a short level walk of Brockenhurst village centre, in the heart of the New Forest, close to shops and amenities. The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3, giving access to London.















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