



43 Paddock Gardens *Lymington, SO41 9ES*

SPENCERS
COASTAL





A beautifully presented and spacious four bedroom, two bathroom detached family home with a south westerly facing garden, parking for a couple of cars in a most convenient position.

The Property

A delightful hallway provides a welcoming reception area with wooden flooring running throughout the ground floor. There is a cloakroom and doors to the principal rooms. The kitchen/breakfast room, located at the rear of the property enjoys views over the attractive rear garden and has been opened up to create a utility space with plumbing and space for a washing machine and a range of storage cupboards. It is a well designed room with a useful breakfast bar with seating and a range of high gloss wall and base cupboards. There is a range of integrated appliances including a fridge/freezer, electric oven and separate gas hob and extractor hood and there is space for a freestanding dishwasher. The dining room is also located at the rear of the property, adjacent to the kitchen and provides access through to the conservatory as well as the sitting room. The sitting room is of generous proportions with an electric fire providing a focal point. The room also enjoys views through the large bay window to the front aspect.

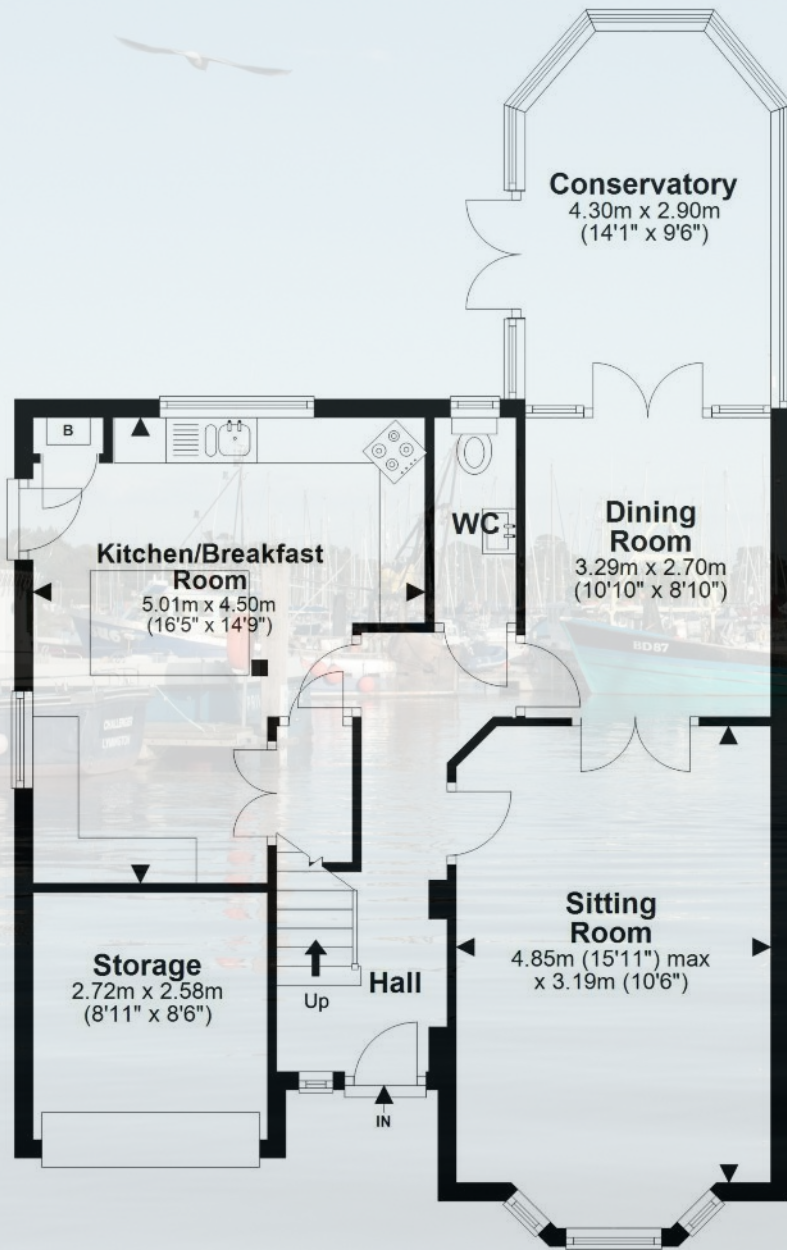
The first floor landing has an airing cupboard and access to the loft space. The principal bedroom is light and airy with plenty of space and has the benefit of a modern en-suite shower room.

£725,000



FLOOR PLAN

Ground Floor



Approx Gross Internal Areas

House: 120.4 sqm / 1296.5 sqft
Conservatory: 11.0 sqm / 117.9 sqft
Storage: 7.8 sqm / 83.9 sqft

**Total Approx Gross Area:
139.2 sqm / 1498.3 sqft**

First Floor

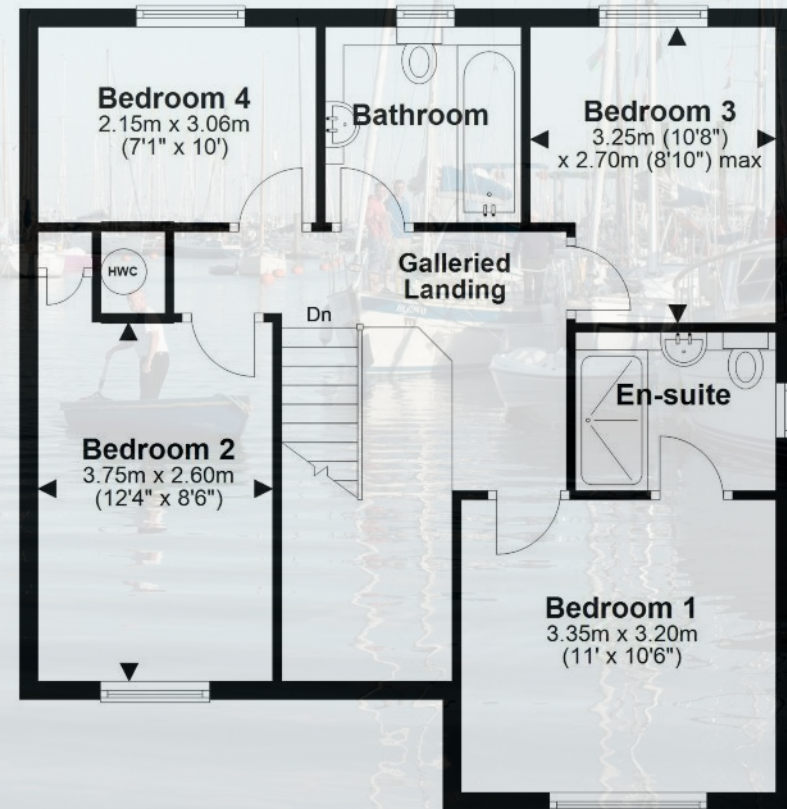


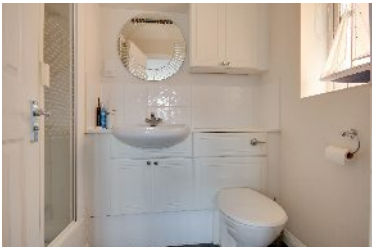
Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



The property offers an abundance of natural light throughout and impressive accommodation throughout including, a principal bedroom suite, generous kitchen/breakfast room, separate dining room and large sitting room.

The Property continued . . .

The room also offers pleasant views across the residents' green. There are three further bedrooms, and all served by the well-appointed family bathroom.



The Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. To the north is the New Forest village of 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 gives direct access to London Waterloo in approximately 90 minutes.



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Within an easy walk of a range of excellent schools and the amenities of the town centre.

Grounds & Gardens

To the front of the property is a driveway with parking for 2 cars and an area of lawn with flower border. There is access to the garage which is used as a storage area as well as a side gate leading to the rear of the property. The south westerly facing rear garden is a peaceful retreat and offers storage by way of the garden shed and large sunny terrace area ideal for entertaining. The garden can also be accessed from the patio doors in the conservatory.

Directions

From our office in the High Street, head toward the top of the town and on to the one-way system, with Waitrose on the left, continue on the Southampton Road, passing over the mini roundabout to find the turning to Paddock Gardens on the left and clearly marked. Follow the road within this mature development around the green, where the property will be found on the left hand side.



Services

Tenure: Freehold

Council Tax - F

EPC - D Current: 66 Potential: 80

Property Construction: TBC

Estate management charges: None

Utilities: Mains electricity, gas, water and drainage

Heating: Gas central heating

Broadband: Superfast broadband speeds of up to 55mbps is available at this property

Mobile signal / coverage: No known issues, buyer to check with their own provider

Tree Preservation Order (TPO) affecting the property: No

Conservation Area: No

Flood Risk: No risk

Parking: Private driveway, street parking

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.



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