



91 MEADOWLANDS • LYMINGTON • SO41 9LB

£450,000

An immaculately presented and deceptively spacious four/five bedroom semi-detached house offering a stunning open plan kitchen, multiple reception rooms, a ground floor master suite, a utility room and a garage.

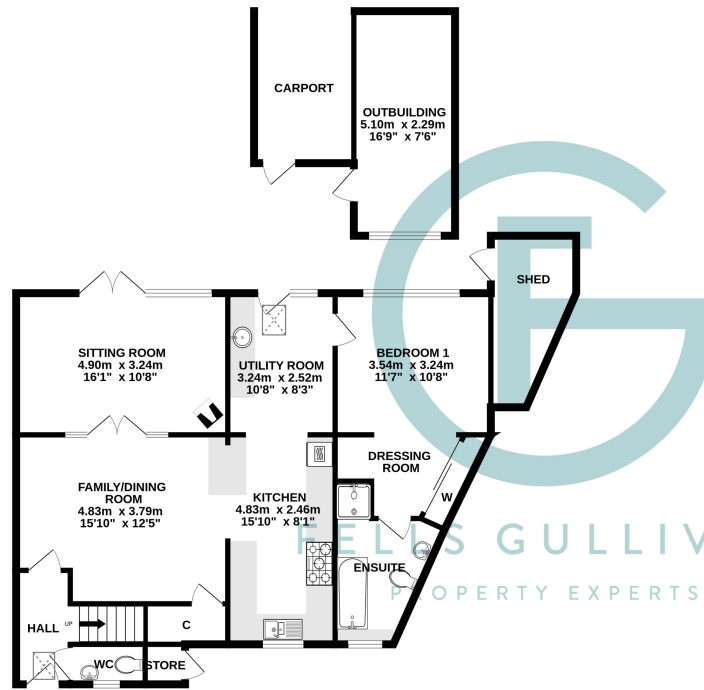


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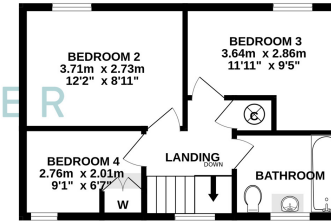
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GROUND FLOOR  
109.6 sq.m. (1180 sq.ft.) approx.



1ST FLOOR  
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA : 144.6 sq.m. (1557 sq.ft.) approx.  
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## Property Specification



- Four/five bedroom house
- Under cover parking
- Stunning open plan kitchen
- Multiple reception rooms
- Utility room & ground floor cloakroom
- Ground floor master bedroom with dressing room and en-suite
- Sunny aspect low maintenance rear garden
- Garage potential and additional storage space
- Popular development close to Lymington Town Centre
- Fantastic & versatile family home

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	83	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
		EU Directive 2002/91/EC	

# Description

Blue Moon - An extended and immaculate home that has undergone extensive work in recent years by the current owners and now presents itself as a spacious and versatile family home offering four/five bedrooms, multiple reception rooms, a stunning open plan kitchen, a utility room and a landscaped rear garden on a sunny aspect.

A footpath leads to the front door and a front garden with a log store. The front door opens to the entrance hall with a downstairs W.C., stairs to the first floor and a door into the dining room and further ground-floor accommodation. The dining room is of generous proportions and is open to the kitchen divided by a breakfast bar. Further, double oak effect doors lead from the dining room into the lounge. The lounge is a comfortable size with a feature wood burner, glazed double doors and a window on the rear aspect both opening to the garden.

The kitchen is of particular note and a real statement of the home. Fitted with a contemporary range of shaker-style eye and base level units with quartz worktops over, a five-ring gas hob, eye level double oven, fitted dishwasher, sink with drainer unit and a breakfast bar that perfectly incorporates the kitchen and dining room together. The kitchen then flows into the utility room with additional worktop space, a stainless steel sink and space for white goods. Rear door from the utility room to the garden and a further door into the ground floor master bedroom suite. A sizable bedroom that will comfortably fit a king-sized bed, that leads into a dressing room with large fitted wardrobes and space for a dressing table and then in turn a door into the en-suite bathroom. The en-suite bathroom comprises a bathtub with a handheld shower, a large walk-in shower, a heated towel rail, a wash basin, a W.C., and vanity storage.

The first-floor accommodation comprises three bedrooms and a family bathroom. Bedrooms two and three are good-sized double bedrooms offering plenty of space for double beds and bedroom furniture. Both also have rear aspect windows towards

the garden. Bedroom four can be used as an additional single bedroom or study and benefits from fitted storage and a window to the front aspect. The family bathroom comprises a white tiled suite with a bath and a shower over, fitted vanity storage with a wash basin above, a W.C., and a heated towel rail.

Externally at the front of the property is a pathway to the front door, a front garden and space for a wood store. At the rear of the property is a covered parking space, and a garage that has currently been converted and is used as a fifth bedroom. From the parking space is a pedestrian gate providing rear access to the beautifully landscaped, low-maintenance rear garden. The garden is on a sunny aspect with a patio area adjacent to the house a, pergola seating space and an area laid with an artificial lawn. Behind the garage is a doorway into an additional shed/lean-to-storage.

Meadowlands is a popular residential development that is within walking distance of the beautiful Georgian market town of Lymington. Lymington has many independent shops, deep-water marinas, sailing clubs and a picturesque cobbled street leading to the quay. This popular town also 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 mins.







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