



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

9 Clinton Road

Lymington • SO41 9EA



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An immaculately presented semi detached bungalow featuring a superb open plan kitchen/dining room with bi-fold doors and a full length window overlooking the garden. The property also benefits from the master bedroom having an en-suite shower room and there is driveway parking for two vehicles. The property is ideally situated within walking distance of Lymington High Street, train station and local amenities.



3



2



£650,000

Key Features

- Cosy snug
- Light and airy open plan kitchen/dining/living room with bi-fold doors opening out to the garden
- Driveway parking for two vehicles
- Within walking distance of Lymington High street and local amenities
- Thoughtfully and substantially extended, now providing beautifully presented accommodation throughout
- Single level living
- Three double bedrooms, the master with en-suite shower room
- Family bathroom and separate utility area
- Secluded and low maintenance sunny garden
- EPC Rating: C



Description

Beautifully presented three bedroom semi detached home, offering a low maintenance garden and driveway providing off-road parking. The property features a spacious open plan kitchen/dining room with bi-fold doors opening onto the rear garden, creating a seamless indoor-outdoor living space. Ideally located within walking distance of Lymington High Street and local amenities.

On entering the property, a cosy snug is located to the left, featuring a full length window overlooking the rear garden. Currently arranged as a second sitting room, the space is equipped with wiring and infrastructure for a wall mounted television. To the right, a spacious, modern open plan kitchen/dining/living room room boasts a full height vaulted ceiling, creating an impressive sense of scale. The kitchen is fitted with floor mounted units with wooden worktop over, inset butler sink, integrated Miele appliances including a an electric oven with four ring gas hob and extractor hood over, tall fridge freezer, wine fridge and dishwasher. Breakfast bar separating the family area. Bi-fold doors open seamlessly onto the garden, enhancing the indoor-outdoor flow. Beyond the kitchen, a rear hall provides access to a utility room, complete with space and plumbing for a washing machine and tumble dryer, along with additional work surface space. The master bedroom, positioned to the front, features a charming fireplace, built-in wardrobes, and a beautifully finished ensuite shower room, which includes a shower, WC, and hand wash basin. Two further double bedrooms are also offered: bedroom two to the front and bedroom three to the rear, both particularly spacious, with built-in wardrobes. The family bathroom is tastefully finished with a panelled bath with mixer shower, WC, wash hand basin with mixer tap and vanity storage cupboard and window to the side aspect.

The property is approached via a garden path, with a shared driveway to the left, providing parking for two vehicles. There is a electric car charging point. The main garden lies to the rear and is exceptionally private, with no overlooking properties. Directly accessible from the bi-fold doors of the family room, a wide paved terrace provides ample space for relaxing and al-fresco dining. The garden also features a fully equipped outdoor kitchen with work surface, sink, and space for a fitted barbecue. Adjacent to the terrace, there is a lawned area and hardstanding offer potential for a shed, summer house, or home office. There is also fitted garden lighting.

The house is exceptionally well positioned for easy access to the centre of Lymington, as well as nearby amenities such as The Monkey Brewhouse pub and Buckland Rings, a popular spot for dog walking.

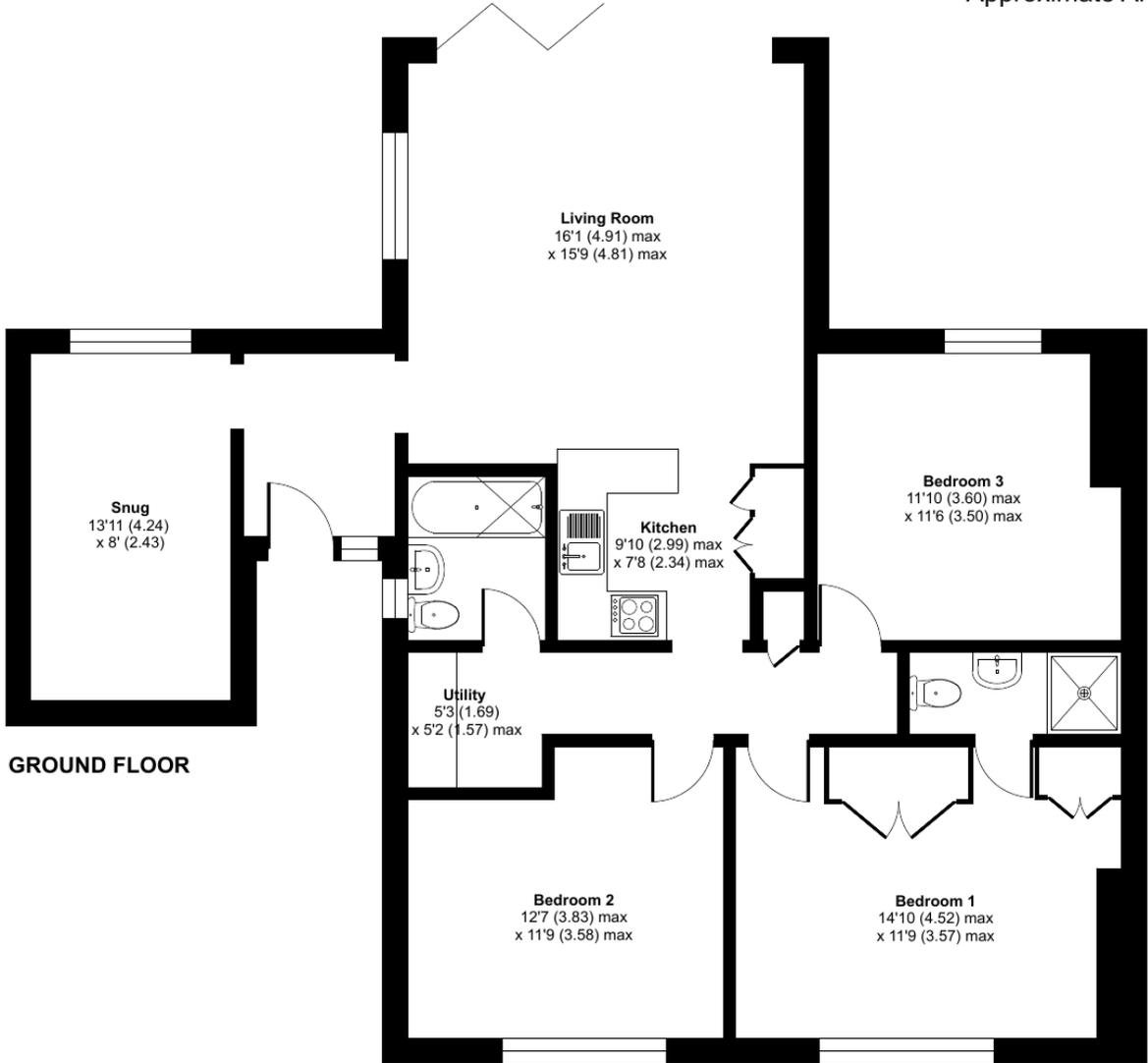
Clinton Road is a wide, tree filled road, within approximately a 10 minute walk of Lymington Town Train Station and the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. 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.

Floor Plan

Clinton Road, Lymington, SO41

Approximate Area = 1127 sq ft / 104.7 sq m

For identification only - Not to scale



GROUND FLOOR





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For more information or to arrange a viewing please contact
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