



1 Haskells Close

Lyndhurst, SO43 7EN

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1 HASKELLS CLOSE

LYNDHURST • NEW FOREST

A well configured detached home set conveniently for the village amenities and close proximity to the open forest at Emery Down. The property has been extended to offer flexible accommodation in excess of 1500 sq ft with the option for a ground floor bedroom with supporting shower room and three further bedrooms to the first floor with one ensuite.

The property further benefits from off street parking, an enclosed pretty rear garden and is available with No Onward Chain. The property offers further scope to extend STP to create a further bedroom.

£625,000



4



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3





The Property

An entrance porch grants access into the hallway. Set off the hall is a spacious and bright sitting room with modern gas fire, windows to the front and side of the property. This leads into a conservatory with roof shades and window blinds and benefits from views of the surrounding gardens. Patio doors lead out to the garden.

The kitchen/dining room has two windows overlooking the rear garden, space for dishwasher, oven and grill with 5 ring gas hob and extractor fan above, stainless steel sink with mixer tap, cabinets to base and wall height and tiled splash backs.

The utility room is set off the kitchen and has space for a fridge/freezer, dryer, and washing machine, stainless steel sink with drainer, further cupboards to base and wall and worktop space, tiled floor and half-glazed side door to garden.

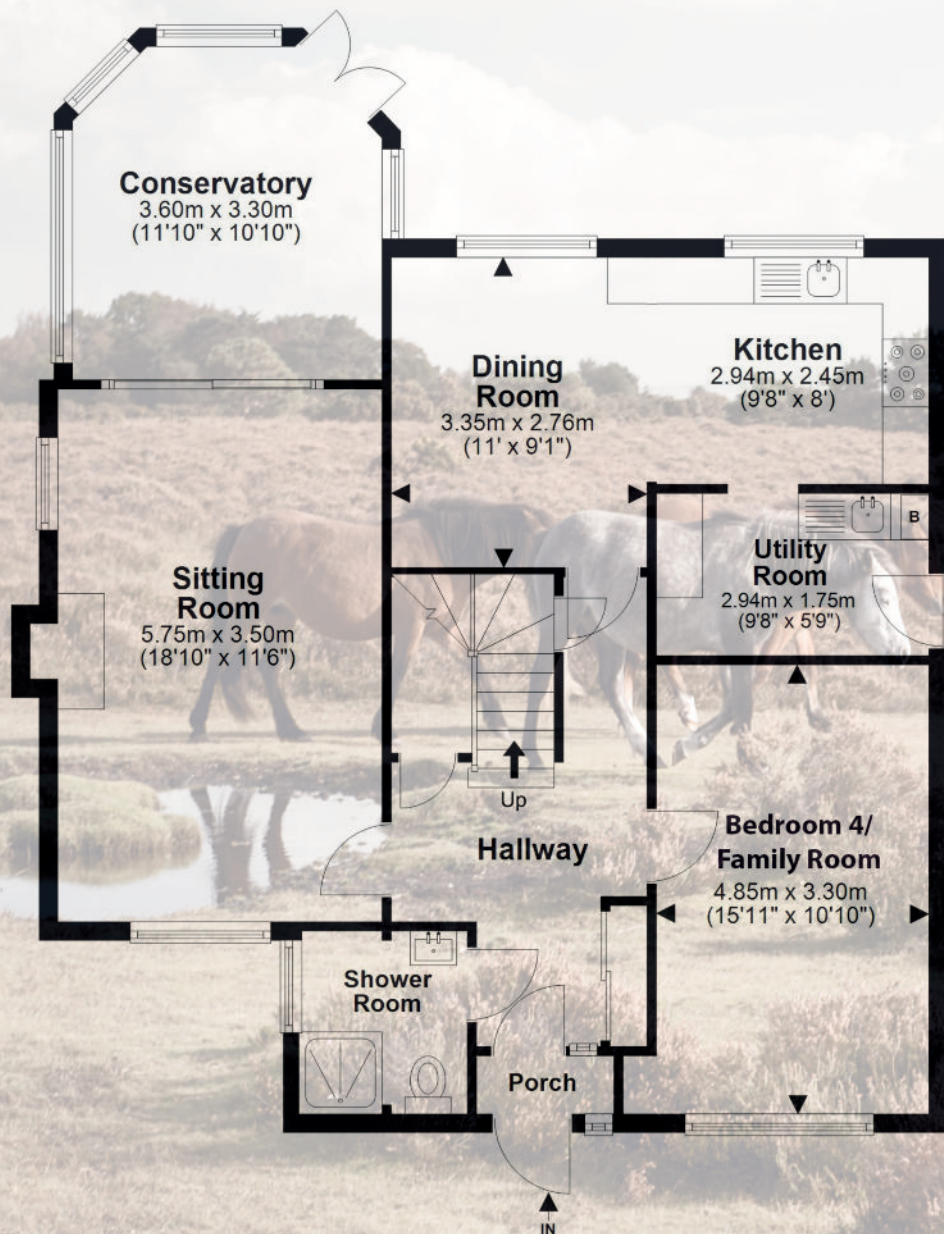
A 15" family room with front aspect windows offers a number of options for use as a family room or as a ground floor bedroom and is supported by a shower room set across the hallway, with shower cubicle with power shower, WC and wash hand basin.

The first floor offers a generous landing with a study area with a velux window which could be extended into the eaves to make another bedroom.

There is a single bedroom with a window to the front elevation, a further double bedroom to the front elevation with built-in wardrobes, and a principal bedroom to the rear of the property with built-in wardrobes and en-suite shower room with corner shower, w/c, pedestal hand wash basin, towel rail and opaque window.

Floor Plan

Ground Floor

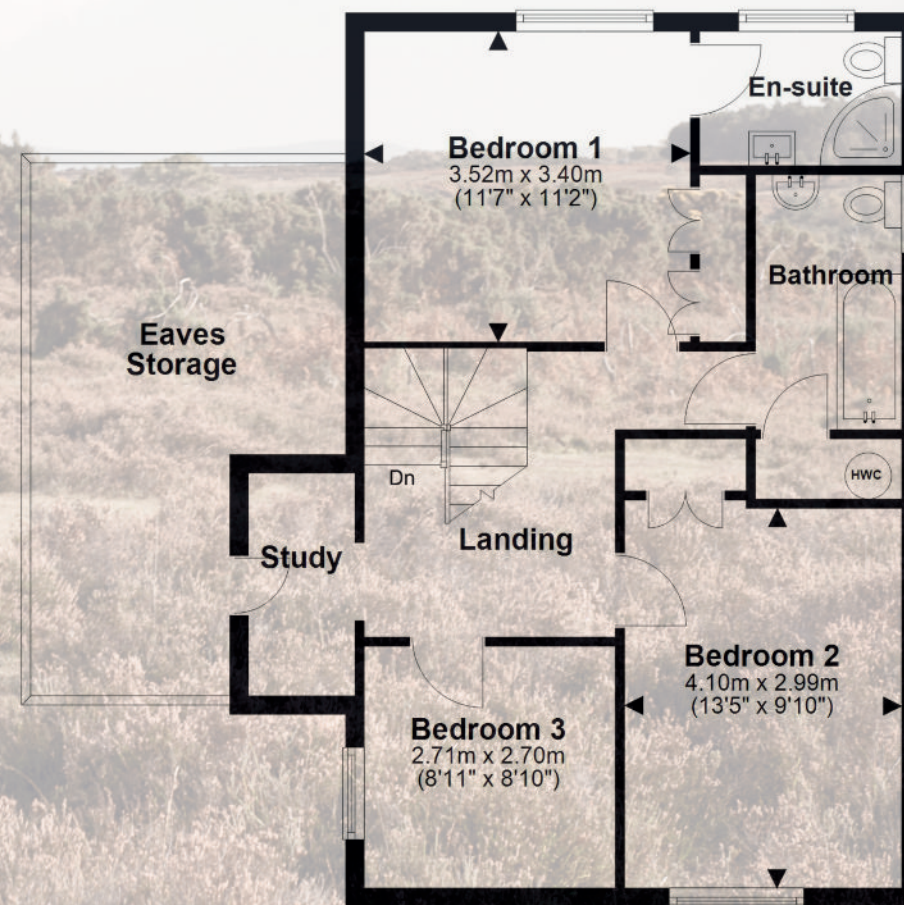


Approx Gross Internal Areas

House: 134.9 sqm / 1452.1 sqft
Conservatory: 11.7 sqm / 126.4 sqft

Total Approx Gross Area: 146.6 sqm / 1578.5 sqft

First Floor





Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current: 67 Potential: 81

Services: Mains gas, electric, water and drainage

Heating: Gas central heating

Property Construction: Standard construction

Flood Risk: Very low

Broadband: ADSL Copper-based phone landline

Current broadband supplier: Plusnet

Superfast broadband with speeds of up to 56 Mbps is available at the property (Ofcom)

Mobile coverage: No known issues, buyers to check with their provider.

Directions

From our office in Brockenhurst turn left and take the turning into Grigg Lane. Continue to the end of Grigg Lane and turn left onto the Lyndhurst Road and continue on the road for approximately three miles before turning left onto Chapel Lane. Haskells Close is the second road on the right where the property can be found immediately on the left.



Grounds & Gardens

The enclosed rear garden is predominantly laid to level lawn with a selection of mature planting, hedging and trees set around the perimeter to create green screening and add privacy. A terraced patio area is ideal for seating and dining. A large and useful storage shed benefiting from electricity is set to the rear with a greenhouse to the side.

Situation

The property is conveniently situated in the village of Lyndhurst, gateway to the New Forest. The picturesque High Street offers a wide range of cafes, restaurants and boutique shops. The villages of Brockenhurst and Beaulieu are within a short distance and sailing is well catered for, with the town of Lymington just 10 miles away.

The M27 motorway is accessible from Junction 1 approximately 4 miles from Lyndhurst, and provides access to Bournemouth, Southampton and the cathedral cities of Winchester and Salisbury. Brockenhurst mainline railway station is approximately 5 miles away and provides a service to London Waterloo in 95 minutes, as well as the cross-country service to the Midlands and beyond.

Important Notice

Spencers Property 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 for 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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