



4 LISLE CLOSE • LYMINGTON • SO41 3NW

£850,000

A well presented three double bedroom detached property situated in a small cul-de-sac, located south of Lyminster High Street, within easy reach of all local amenities. The property offers versatile accommodation and is offered for sale with no forward chain.

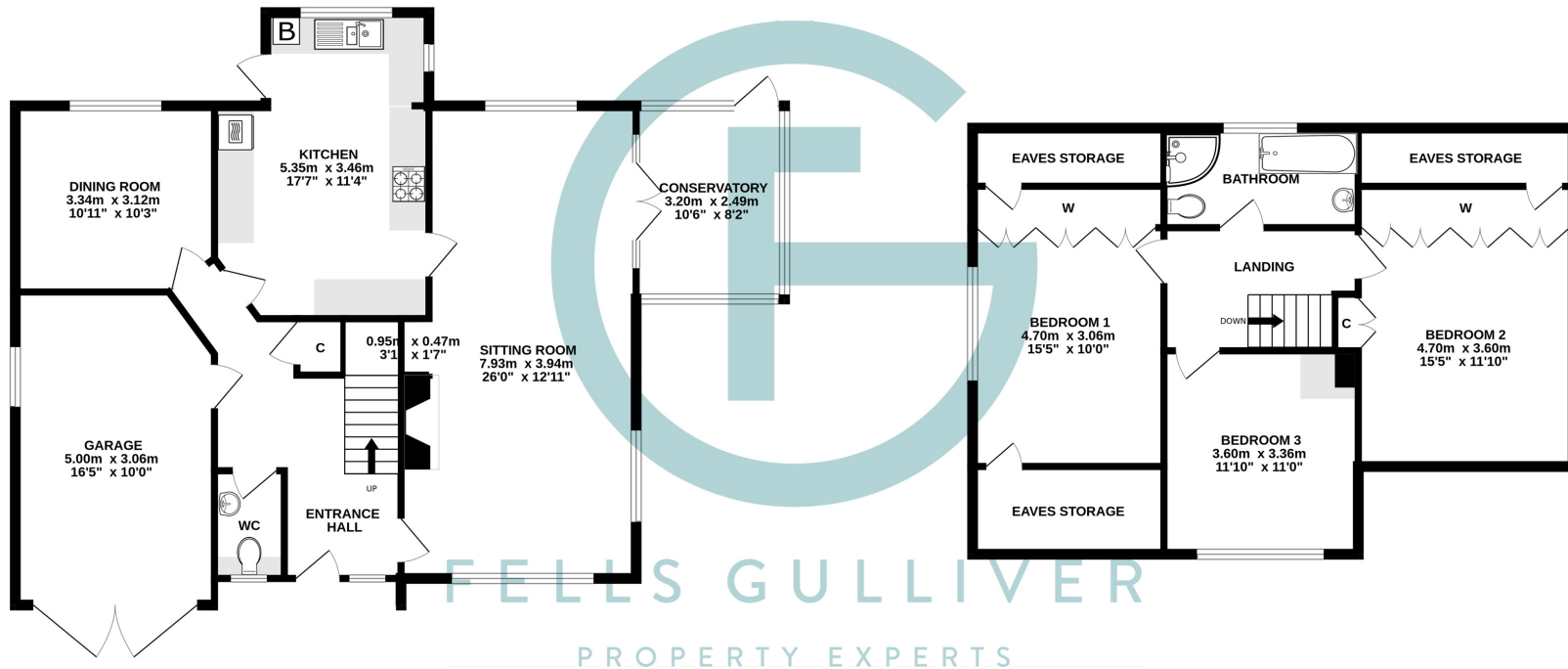


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
96.7 sq.m. (1041 sq.ft.) approx.

1ST FLOOR
66.4 sq.m. (714 sq.ft.) approx.



TOTAL FLOOR AREA : 163.1 sq.m. (1755 sq.ft.) approx.
Made with Metropix ©2023

Property Specification



- Extended kitchen/breakfast room
- Spacious front to back sitting room overlooking garden
- Dining room
- Conservatory
- Ground floor cloakroom
- Three first floor double bedrooms and family bathroom
- South facing rear garden with wrap around side garden
- Garage and driveway parking for several cars
- Located within easy reach of Lymington High Street and amenities
- Offered for sale with no forward chain

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC

Description

Offered for sale with no forward chain, this well presented three/four double bedroom detached property benefits from a south facing garden, garage and driveway parking for several cars, and is located in a popular small cul-de-sac, within easy reach of Lymington High Street and local amenities.

Front door with glass side panel leading into the entrance hall with stairs rising to the first floor, storage cupboard and cloakroom with low level wc, wash hand basin, radiator and obscure window to the front aspect. Pedestrian door to the left leading into the integral garage which has a window to the side aspect, power and light and double doors opening to the front. Door from the entrance hall to the right into the large sitting/dining room which is triple aspect, with windows to the front, rear and side aspect. Brick built fireplace with inset electric fire, black marble hearth and a feature inset alcove. Door through to the kitchen and double patio doors opening into the conservatory, which has windows to all sides and a single door leading out to the garden. The kitchen/breakfast room is a good size with space for a table and chairs. Comprehensive range of floor and wall mounted cupboards and drawer units with worktop over. Inset double sink unit with mixer tap over, tiled splashbacks, inset five ring gas hob with extractor hood above, eye level double oven, space and plumbing for dishwasher and washing machine, wall mounted gas central heating boiler, tiled floor, windows to the side and rear and part glazed pedestrian door leading out to the rear garden. From the entrance hall there is a door into the dining room/bedroom four which has a window to the rear aspect enjoying views of the rear garden.

First floor landing. Master bedroom with substantial range of fitted wardrobes along one wall, in turn giving access through to additional eaves storage to the rear aspect.

Further large eaves storage area to the front aspect and window to the side aspect. Double bedroom two with comprehensive range of fitted wardrobes along one wall, again, with eaves storage behind, to the rear aspect. Additional built-in cupboard and window to the side aspect. Double bedroom three with window to the front aspect. Good size family bathroom suite comprising of a panelled bath with mixer taps, separate shower cubicle with mixer shower and sliding glass doors, low level wc, pedestal wash hand basin with mixer tap, obscure window to the rear aspect, tiled walls, lino flooring.

To the front of the property there is driveway parking for several cars, leading up to the integral garage. The property is sat in the middle of its own good size plot, with private areas of garden mainly to the east, west and south aspect, enjoying the sun throughout the day. The mature low maintenance gardens are well tended with various trees, shrubs and flower bed borders interspersed with shingle areas and lawn. Hedging and fencing to the boundaries. Outside tap, summerhouse and shed.

The property is within a short walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington has many independent shops, a picturesque quay, deep water marinas, and sailing clubs. 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.





Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 lymington@fells-gulliver.com fells-gulliver.com    

Fells Gulliver (Lymington) Limited give notice to anyone reading these particulars that they have been prepared as a general guide only. Their accuracy is not guaranteed, and they do not form part of a contract. We have not carried out any detailed survey nor tested the services, appliances or specific fittings. Room sizes are approximate and should not be relied upon for carpets or furnishings. Photographic images are reproduced in good faith and are for information only, they do not infer that any items shown are included in the sale. If there is any point which is of importance to you please contact us in order to check any information, particularly if you are contemplating traveling some distance to view this property.



FELLS GULLIVER

PROPERTY EXPERTS