



15 RAVENSCOURT ROAD • LYMINGTON • SO41 3PJ

£650,000

Located within easy walking distance of Lyminster High Street, this beautifully presented three bedroom semi-detached house benefits from driveway parking for several vehicles, a low maintenance landscaped southerly rear garden and is offered for sale with no forward chain.

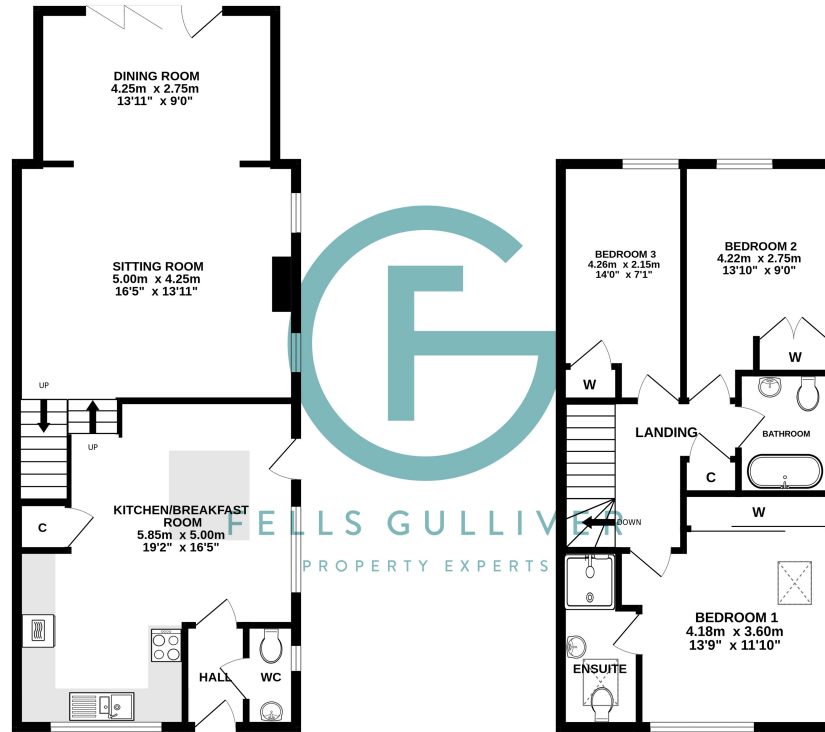


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
63.1 sq.m. (679 sq.ft.) approx.

1ST FLOOR
51.5 sq.m. (554 sq.ft.) approx.



TOTAL FLOOR AREA: 114.5 sq.m. (1232 sq.ft.) approx.
Made with Metropix i2024

Property Specification



- Kitchen/Breakfast room
- Ground floor cloakroom
- Sitting room open plan to dining room with bi-folding doors leading out to the rear garden
- Three first floor bedrooms, the master with en-suite shower room
- First floor family bathroom
- Landscaped low maintenance rear garden
- Driveway parking for several vehicles
- Beautifully presented accommodation
- Offered for sale with no forward chain
- Conveniently located within an easy walk to Lymington High Street and local amenities

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C	77	
(55-68)	D		
(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

Located at the end of a cul-de-sac and within an easy walk to Lymington High Street, this modern and beautifully presented three bedroom house offers spacious accommodation with the benefit of a master bedroom with en-suite, open plan living space with bi-folding doors opening out to the landscaped and low maintenance south west facing rear garden and off road parking. The property is offered for sale with no forward chain.

Covered entrance with outside light. Obscure panelled glazed front door leading into the lobby with door into the cloakroom with low level w.c., wash hand basin and obscure window to the side aspect. Door from the lobby into the beautifully presented open plan kitchen/breakfast room which has a comprehensive range of floor and wall mounted cupboard units with quartz worksurfaces and integrated appliances including a double oven, ceramic hob, dishwasher, washing machine, fridge/freezer and wine cooler, inset single bowl sink unit with mixer tap over. There is a breakfast bar with built-in storage cupboards, quartz work surface and space for stools under. There is also fitted wine racks and feature open shelving, kickboard lighting and inset ceiling spotlights. Obscure glazed door to the side leading out to a covered walkway at the side of the house giving access to the front and rear of the property. Front and side aspect windows with white wooden shutters. Steps lead up to the sitting room which is a well proportioned room with stairs rising to the first floor with under stairs storage cupboard, a feature inset electric fire with cupboards either side, tall radiator, two windows to the side aspect with white wooden shutters, inset ceiling spotlights. This room is open plan to the dining room with ample room for large dining table and chairs and the room is flooded with natural light from the atrium roof light and the full width bi-folding doors opening out to the landscaped south west facing rear garden, providing a great entertaining indoor/outdoor space.

First floor landing with built-in storage cupboard and hatch giving access to the loft void. Master bedroom with built-in wardrobes with three sliding doors, window to the front aspect with white wooden shutters and door into the en-suite shower room which comprises of a fully

tiled shower cubicle with mixer shower, separate rainfall shower head and folding glass door, low level w.c., wash hand basin with mixer tap and vanity storage under and wall mounted mirrored cabinet, chrome shelving for towels and chrome heated towel rail, tiled walls and floor, extractor fan, inset ceiling spotlights and velux roof light. Bedroom two with built-in wardrobe and window to the rear aspect with white wooden shutters. Bedroom three with built-in wardrobe and window to the rear aspect. with white wooden shutters. Family bathroom with modern suite comprising a panelled bath unit with mixer tap and shower attachment over and glass shower screen, low level w.c., wash hand basin with mixer tap and vanity storage under, chrome shelving for towels, fully tiled walls and floor, chrome heated towel rail, window to the side aspect with white wooden shutters, extractor fan, inset ceiling spotlights.

Outside to the front there is a block paved driveway providing parking for three/four cars. Outside tap. Pedestrian gate leading to covered area to the side of the property, leading through to the rear garden which is south west facing, fenced to all sides and has been landscaped for ease of maintenance. A stone patio directly adjoins the dining room which steps leading up to an area of artificial lawn with a further covered patio area to the rear with raised planters, seating and attractive screening for complete privacy and seclusion.

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.





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