



45 HIGHFIELD ROAD • LYMINGTON • SO41 9JH

£525,000

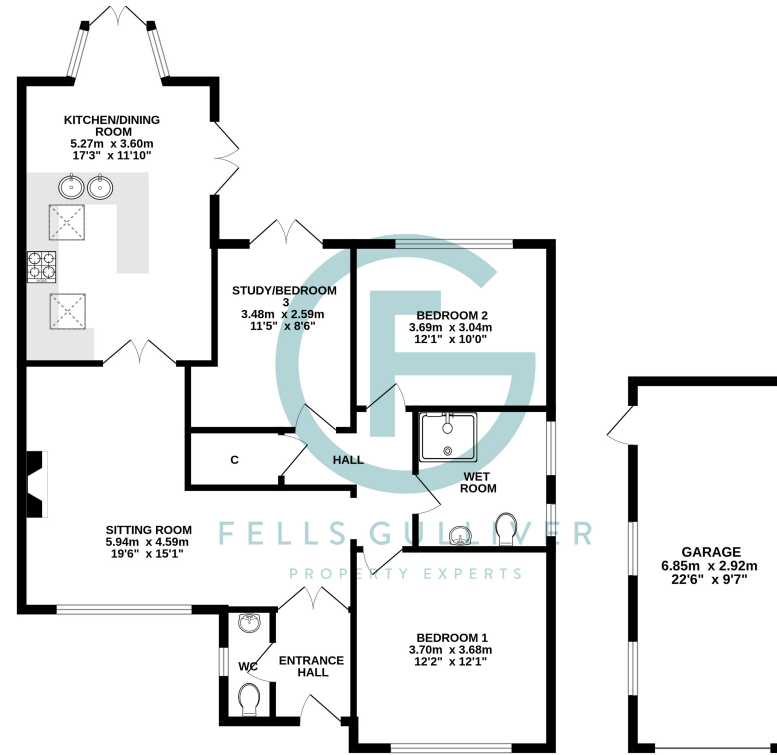
A well presented three bedroom detached bungalow with a beautifully maintained large westerly facing rear garden, driveway parking for several vehicles and garage. The property is within walking distance of both Pennington village and Lymington High Street.



FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR



TOTAL FLOOR AREA: 112.0 sq.m. (1206 sq.ft.) approx.
Made with Metropix (2024)

Property Specification



- Kitchen/dining room with double doors opening out to the rear garden
- L-shaped sitting room
- Master bedroom
- Second double bedroom with views over the rear garden
- Bedroom three/study
- Large wet room
- Beautiful well established private rear garden
- Driveway parking for multiple vehicles
- Garage with power and light

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(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 in a popular road within easy reach of both Pennington village and Lymington High Street, this well presented three bedroom detached bungalow offers spacious accommodation and benefits from a beautiful westerly rear garden, driveway parking for multiple vehicles and a detached garage.

Glazed front door leading into the entrance hall. Cloakroom with low level w.c., wash hand basin and obscure window to the side aspect. Double doors leading into the L-shaped sitting room with feature fireplace with hearth, mantelpiece and inset gas fire. Double doors leading into the kitchen/dining room. Kitchen has a comprehensive range of floor and wall mounted cupboards and drawer units with worktop over and tiled splashbacks, inset round sink unit and separate round drainer, with mixer tap over. Built-in electric oven and separate grill with four ring gas hob and extractor over. Space for tall fridge freezer, space and plumbing for washing machine and dishwasher, two roof lights, dining area has space for dining table and chairs, full height windows and patio doors leading out to the rear garden. Further patio doors to the side aspect leading out to the patio and rear garden. From the sitting room there is an opening through to the inner hall, airing cupboard housing the gas fired central heating boiler and shelving for linen storage. Door into the master bedroom with a window to the front aspect, bedroom two has built-in wardrobes and a window to the rear aspect overlooking the garden. Bedroom three/study has lovely views and patio doors leading out to the rear garden. Large wet room comprising of a w.c., large open walk-in shower with waterfall shower, wall mounted sink unit with mixer tap, two wall mounted tall cupboard units, fully tiled floor and walls, two obscure windows to the side aspect.

Outside to the front, there is hedging to the front boundary and a tarmaced driveway providing parking for several vehicles, with wooden double gates through to further parking and then leading up to the garage which has an up and over door, two windows to the side aspect, pedestrian door to the side leading out to the rear garden and there is power and light. The beautiful rear garden is of a sunny westerly aspect, fenced to all boundaries and is well established, being mainly laid to lawn and stocked with an abundance of various flowers, plants, trees, shrubs and hedging. There is an area of patio adjacent to the rear of the bungalow and a metal shed positioned on a concrete base located just behind the rear of the garage.

The beautiful Georgian market town of Lymington has many independent shops and a picturesque harbour, 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

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