



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

3 De Mowbray Way

Lymington • SO41 3PD



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A recently renovated and modernised four/five bedroom detached house with garage and parking for multiple vehicles, offering ground floor annex potential.

The property is located in a quiet cul-de-sac, on the favoured south side of Lymington High Street. This delightful property is offers flexible accommodation is within easy reach of Lymington High Street, Woodside Gardens, Marinas, Yacht Club and coastal paths and is offered for sale with no forward chain.



4



2



£800,000

Key Features

- Triple aspect sitting with Clearview log burner
- Conservatory enjoying views over the rear garden
- Ground floor bedroom four
- Three first floor bedrooms and family bathroom
- EPC Rating: D
- EPC Rating: D & Council Tax Band: F
- Well equipped kitchen with integral appliances
- Detached garage and driveway parking for multiple vehicles
- Ground floor bedroom five/study with shower and access to cloakroom, making this an ideal annex
- Located in a quiet cul-de-sac within easy walking distance of Lymington High Street

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Description

Located in a quiet cul-de-sac on the favoured south side of Lymington High Street, this four/five bedroom detached chalet style property with detached garage offers spacious and versatile accommodation with the potential for a ground floor annex, and is offered for sale with no forward chain.

The property has been recently totally renovated and modernised with all facilities (electrics, plumbing, insulation etc) all meeting contemporary building specifications. The property is within easy access to Lymington town centre, and is also a short stroll from Woodside Gardens, Marinas and Yacht Clubs and coastal paths.

Storm porch and front door leading into the entrance hall with stairs rising to the first floor with understairs storage cupboard. Solid oak flooring (Junkers oak floors on ground floor). Telephone and internet points, with ethernet connections direct to bedrooms one, two, five, study and sitting room.

Sitting room with Clearview wood burning stove with hearth and mantle piece over, inset alcove shelving, solid oak flooring, door leading into the kitchen, windows to the front, side and rear aspect and door through to the double glazed conservatory with a door leading out to the rear garden.

The kitchen is accessed from the hallway and the living room and has a comprehensive range of floor and wall mounted cupboard and drawer units with butcher block solid oak worktops, one and half bowl single drainer sink unit, four ring gas hob with extractor over, integrated fridge freezer, Bosch eye level double oven, with integrated microwave, larder cupboard, wall mounted gas fired boiler, tiled floor, window to the rear aspect, door through to rear lobby with door leading out to the covered walkway. From the rear lobby there is a cloakroom and a door leading into the triple aspect study/bedroom five/family room which is a spacious multipurpose room. It is fully sound proofed and would be ideal to use as a home office, bedroom, 'granny annexe', or AV/family room. Sink unit and shower cubicle with mains shower and tiled surround. Discrete access to downstairs cloakroom.

From the entrance hall, door leading into bedroom four with window to the front aspect. The "jack and jill" cloakroom has a WC, wash hand basin, tiled floor, window to the side aspect and has two doors, accessed either from the entrance hall or the rear lobby.

First floor landing with access to the three bedrooms and bathroom. Master bedroom with access to the three eaves storage areas and windows to the front and side aspect. Bedroom two with access to the two eaves storage and windows to the front and side aspect. Bedroom three has a window to the rear aspect. Family bathroom comprising a walk-in panelled bath unit with mixer tap, overhead and handset showers. Wash hand basin with vanity storage drawers below, WC, large linen/airing cupboard containing the hot water cylinder, chrome heated towel rail, part tiled walls, obscure window to the rear aspect.

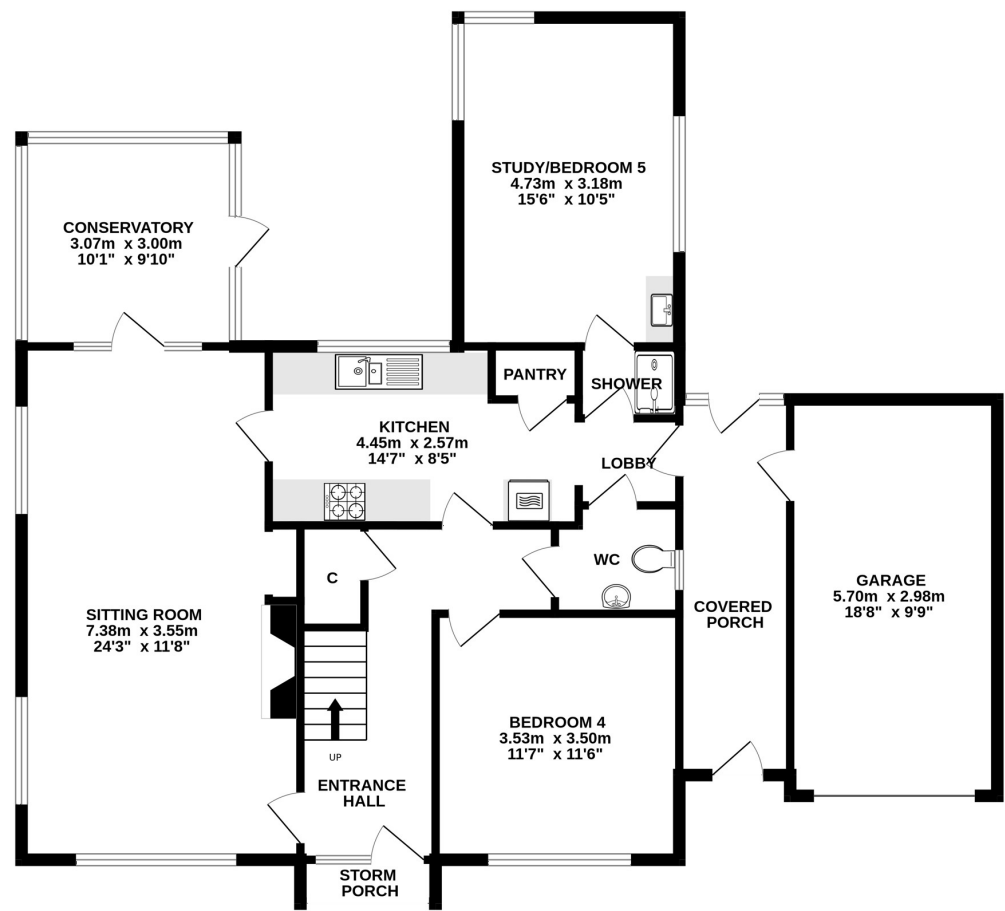
Outside to the front the property there is a driveway and parking area with access to the garage. Sufficient parking space for three cars or space given over for storage of boat or motorhome etc. The rest of the garden that surrounds the house is principally lawned with hedge boundaries. Between the garage and the house is a door leading into the covered walkway with pedestrian door into the garage and door to the rear leading through to the rear garden. This covered area offers plenty of space for access and storage for bicycles, outdoor equipment and has power points. The garage has an up over door and side door giving access to the covered walkway.

To the rear of the property, there is a paved terrace area adjacent to the property. The remainder of the garden is laid to lawn and interspersed with mature flower bed borders plants and trees, with hedge and fenced boundaries providing complete privacy, with a large apple tree to one side with further area of garden. Two beds usable as vegetable garden.

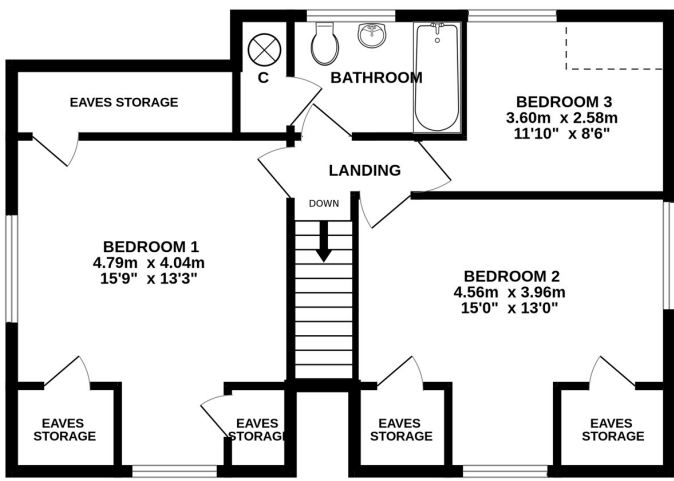
The beautiful Georgian market town of Lymington has many independent shops, a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the 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.

Floor Plan

GROUND FLOOR
119.9 sq.m. (1290 sq.ft.) approx.



1ST FLOOR
58.4 sq.m. (628 sq.ft.) approx.



TOTAL FLOOR AREA : 178.3 sq.m. (1919 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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