



45A NORTH STREET • PENNINGTON • LYMINGTON • SO41 8GB

£725,000

A well presented and spacious four bedroom detached house located in a popular road within a short level walk of the village shops, schools, leisure centre and also within easy access to Lymington High Street. This lovely property benefits from a south west facing rear garden, integral garage, utility room, large master bedroom with generous en-suite and driveway parking for multiple vehicles.

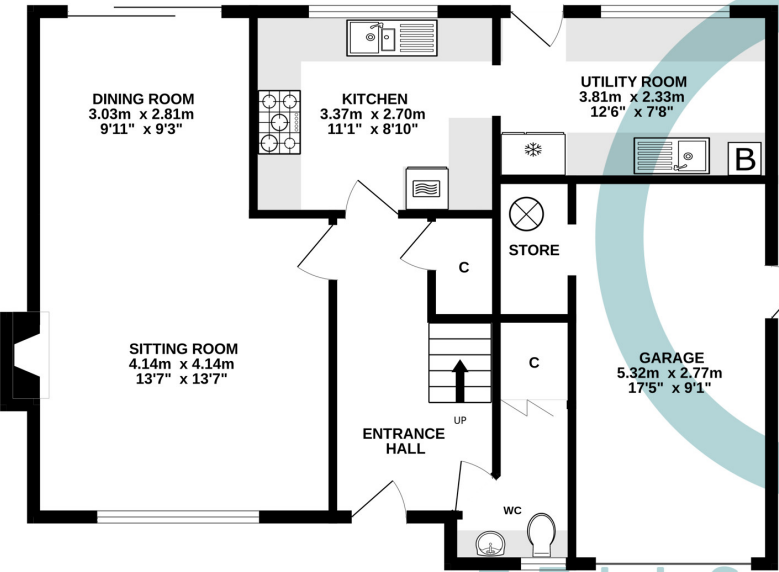


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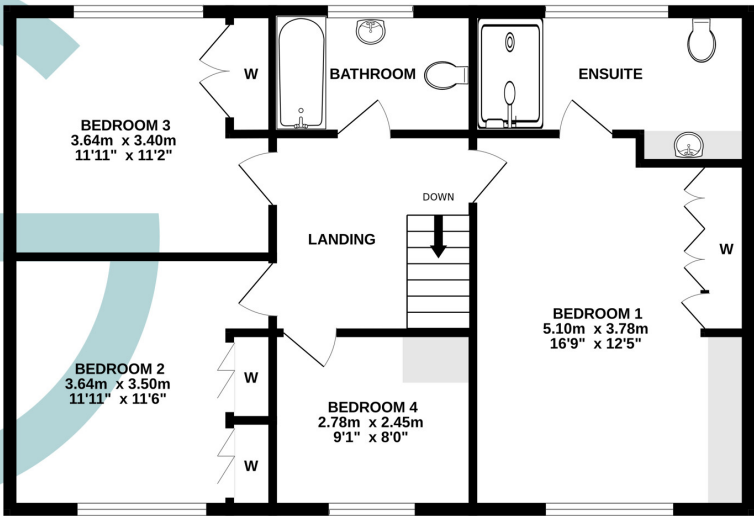
PROPERTY EXPERTS

Est.1988

GROUND FLOOR
74.3 sq.m. (800 sq.ft.) approx.



1ST FLOOR
70.5 sq.m. (759 sq.ft.) approx.



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PROPERTY EXPERTS

TOTAL FLOOR AREA : 144.8 sq.m. (1559 sq.ft.) approx.
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Property Specification

- Kitchen and separate utility room

Dual aspect sitting/dining room

Ground floor cloakroom with storage
- Large master bedroom with spacious en-suite shower room

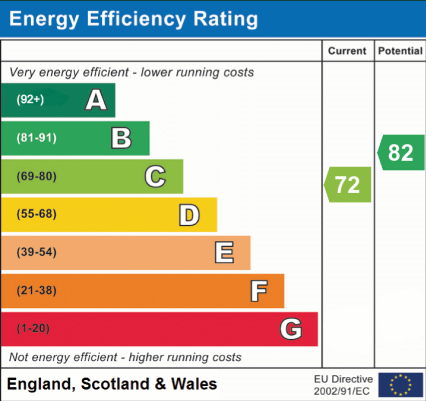
Three further first floor bedrooms

First floor family bathroom

South west facing garden
- Driveway parking for multiple vehicles

Integral garage with power and light

Within easy reach of Lymington High Street and local village shops



Description

This well presented four bedroom detached house offers well appointed accommodation and benefits from a large master bedroom with spacious en-suite shower room, a utility room, integral garage, driveway parking for several vehicles and a low maintenance south west facing rear garden.

Covered front door leading into the entrance hall. Stairs rising to the first floor with under stairs storage cupboard. Cloakroom with WC, wash hand basin, radiator, obscure window to the front aspect, folding door giving access to storage cupboard. Door from hallway into the dual aspect sitting/dining room. Feature fireplace with hearth and inset open log and coal fire, half moon bay window to the front aspect. Dining area with sliding patio doors leading out to the rear garden. Door from hallway into the kitchen with a comprehensive range of floor and wall mounted cupboard and drawer units with under cupboard lighting and worktop over and inset one and a half bowl single drainer sink unit with mixer tap and tiled splashbacks. Integral five ring gas hob with extractor hood over and integral eye level electric double oven, space and plumbing for dishwasher, window to the rear aspect overlooking the garden. Opening through to the utility room with matching range of floor mounted cupboard units with worktop over and inset single bowl and drainer sink unit with mixer tap and tiled splashbacks, space and plumbing for washing machine and tumble dryer, space for American style fridge freezer, wall mounted gas fired central heating boiler, window to the rear aspect and door leading out to the rear garden.

First floor landing with hatch giving access to the loft space. Large master bedroom with range of built-in wardrobes and dressing table area, window to the front aspect. Door into the large en-suite shower room which comprises a large walk-in shower cubicle with mixer shower and separate rainfall shower head, WC, wash hand basin with mixer tap and range of vanity storage cupboards above and beneath, heated towel rail, extractor fan, fully tiled floor and walls, inset ceiling spotlights, obscure

window to the rear aspect. Bedroom two with double built-in wardrobe and window to the rear aspect. Bedroom three with two built-in double wardrobes and window to the front aspect. Bedroom four with window to the front aspect. Family bathroom with panelled bath unit with mixer tap, mixer shower and glass shower screen, WC, wash hand basin, heated towel rail, fully tiled walls, obscure window to the rear aspect.

Outside to the front, the boundaries are fenced and there is a block paved driveway providing parking for several vehicles. There is an area of lawn and various hedge and shrubs borders. Integral garage with up and over door, power and light, access to storage area and a pedestrian door to the side leading outside. There are wooden double gates to the side of the house leading through to a further parking area, in turn leading through to the rear garden. The rear garden is south west facing and mainly paved for ease of maintenance with an area of faux grass. The boundaries are fenced, there is pedestrian side access and a feature brick built flower bed running along the rear boundary. There are two useful sheds and a greenhouse.

The property is located just a few minutes level walk of the local village shops and is also within easy reach of local primary and secondary schools as well as being just a stone's throw from the popular leisure centre. The beautiful Georgian market town of Lymington is close by with its 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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