



3 KNIGHT GARDENS • LYMINGTON • SO41 9NZ

£500,000

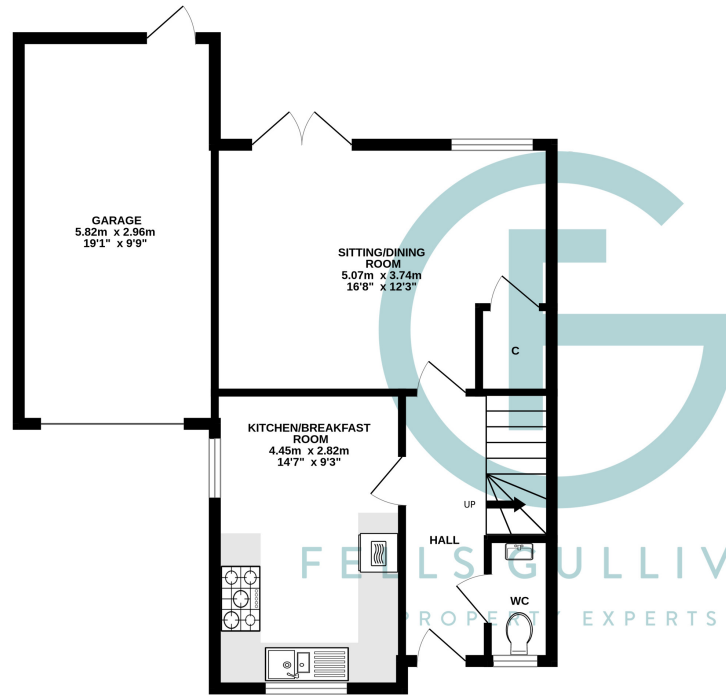
A modern and well presented three bedroom semi-detached house with garage and driveway parking for multiple cars, located on a popular development, within easy reach of Lyvington town centre.



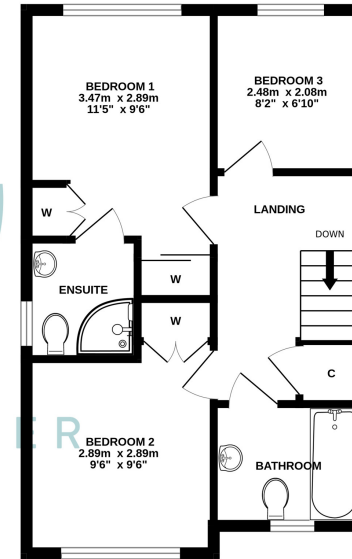
FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
57.9 sq.m. (623 sq.ft.) approx.



1ST FLOOR
40.7 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA : 98.6 sq.m. (1061 sq.ft.) approx.
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Property Specification



- Dual aspect kitchen/breakfast room
- Sitting/dining room
- Cloakroom
- Three bedrooms, two with built-in wardrobes
- Master bedroom with en-suite shower room
- Family bathroom
- Sunny low maintenance rear garden & landscaped front garden
- Garage and driveway parking for multiple cars
- Situated within a popular modern development
- Easy reach of Lymington High Street

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		96
(81-91)	B	84	
(69-80)	C		
(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

Covered front door leading into the entrance hall, with stairs to the first floor landing. Door into the cloakroom with white suite comprising of a low level WC, wash hand basin and frosted window to the front aspect. Door into the dual aspect kitchen/breakfast room with windows to the front and side. Range of modern white gloss fronted cupboards and drawer units with worktop over. Inset one and a half bowl and single drainer stainless steel sink unit. Five ring gas hob with extractor over. Built-in electric double oven and grill. Space and plumbing for washing machine. Integral dishwasher. Cupboard housing boiler. Integral tall fridge/freezer. Space for table and chairs. Door from entrance hall leading into the sitting/dining room which has a large storage cupboard, window to the rear aspect and double patio doors opening out onto the patio area adjacent.

On the first floor there is a hatch giving access to the loft and full height airing cupboard. There are three bedrooms, the master benefitting from two built-in wardrobes, an en-suite shower room with white suite comprising of a low level WC, wash hand basin with light-up mirror and vanity unit under, fully tiled shower cubicle, heated towel rail, obscure window to the side aspect. Bedroom two has a built-in double wardrobe and window to the front aspect. Bedroom three with window to the rear aspect. Family bathroom with panelled bath unit with mixer tap over and full height splashback, low level WC, wash hand basin with light-up mirror over and vanity unit under, heated towel rail, part tiled walls, obscure window to the front aspect.

Outside to the front, the property is approached from a block paved driveway providing parking for multiple cars, which in turn leads up to the garage with up and over door and pedestrian door to the rear giving access to the rear garden. The landscaped front garden has various beds with established shrubs and bark surround. Outside tap. Pedestrian wooden gate through to the rear garden.

The low maintenance sunny rear garden is fenced on either side with a brick wall boundary to the rear. The garden is mainly laid to lawn with a paved patio area adjacent to the house ideal for seating, with a paved path leading up the right side to a further patio area at the rear of the garden with plenty of room for table and chairs.

The property is ideally located within an easy level walk of Lymington High Street. 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.





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