



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

3 Pamplyn Close

Lymington • SO41 9LD







# 3 Pamplyn Close

Lymington • SO41 9LD

This well presented house offers spacious, versatile and well presented accommodation and benefits from driveway parking for multiple vehicles and four double bedrooms. The property is located on the edge of this popular development, within easy reach of Lymington High Street and all local Schools and amenities.



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£425,000

## Key Features

- Modern kitchen
- Ground floor bedroom four/home office/snug
- Family bathroom and separate first floor cloakroom
- Driveway parking for multiple vehicles
- EPC Rating: C
- Sitting/dining room with patio doors opening out to the rear garden
- Three first floor double bedrooms
- Low maintenance private rear garden
- Located within easy reach of Lymington High Street, local Schools and amenities

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# Description

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This well presented four double bedroom semi-detached house offers well proportioned accommodation and benefits from driveway parking for several vehicles. The property is located within a popular development, within easy reach of Lymington High Street, local Schools and local amenities.

The front door leads into the entrance hall with full-height obscure glass panes on either side. Stairs rising to the first floor. Door to left leading into the sitting/dining room which has a window to the front aspect and patio doors to the rear aspect leading out to the garden, with full height glass panes to either side. Opening through to the kitchen has a comprehensive range of modern fitted floor and wall mounted cupboard and drawer units with worktop over and inset stainless steel single bowl and drainer sink unit with mixer tap over and splashbacks. Integral appliances include a dishwasher, eye-level double oven, four-ring induction hob with extractor above and a tall fridge freezer. Space and plumbing for a washing machine. Window and glazed door to the rear aspect/garden. From the entrance hall, there is a door to the right, leading into what used to be the garage, but has now been converted into bedroom four/home office, with a window to the front aspect.

First floor landing with storage cupboard. Master bedroom with two windows to the front aspect and a built-in storage cupboard. Double bedroom two with a window to the rear aspect. Double bedroom three with a window to the front aspect and a built-in storage cupboard.

Family bathroom with P-shaped bath with mixer tap and shower over, with glass shower screen. WC with concealed cistern, vanity storage cupboards with inset wash hand basin with mixer tap and further matching wall mounted vanity storage cupboards above. Heated towel rail and obscure window to the rear aspect. Separate cloakroom next to the bathroom with WC and obscure window to the rear aspect.

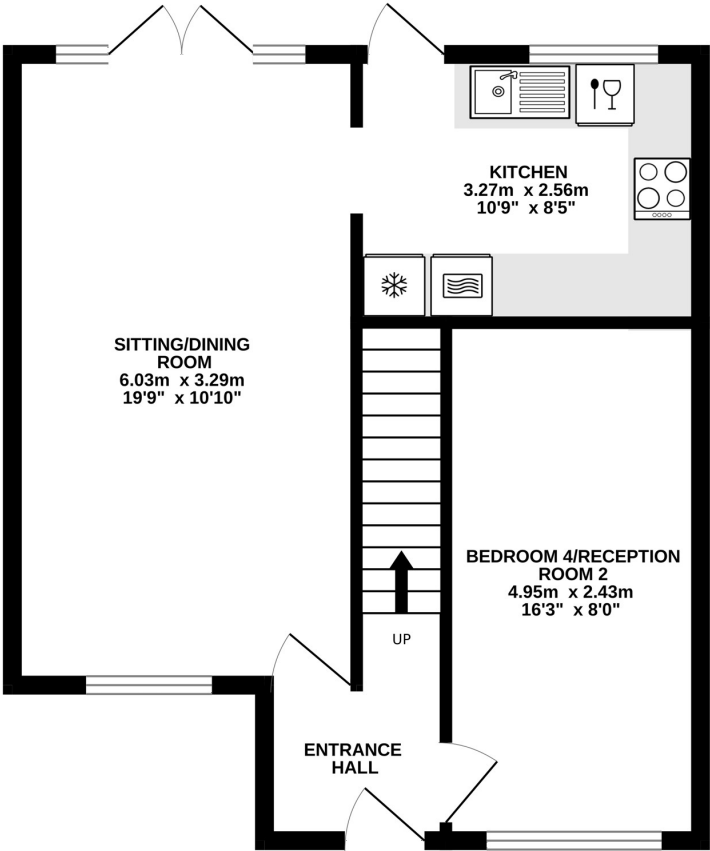
To the front of the property, there is driveway parking for two vehicles, with an area of lawn to the left hand side, which could also be utilised for additional parking. There is a wooden pedestrian gate to the side of the house, leading through to the rear garden. The low maintenance rear garden has a decked area adjacent to the sitting/dining room. There is an area of artificial grass and then a paved area to the rear of the garden, and a large timber shed. The boundaries are fenced, and the garden offers a good degree of privacy.

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

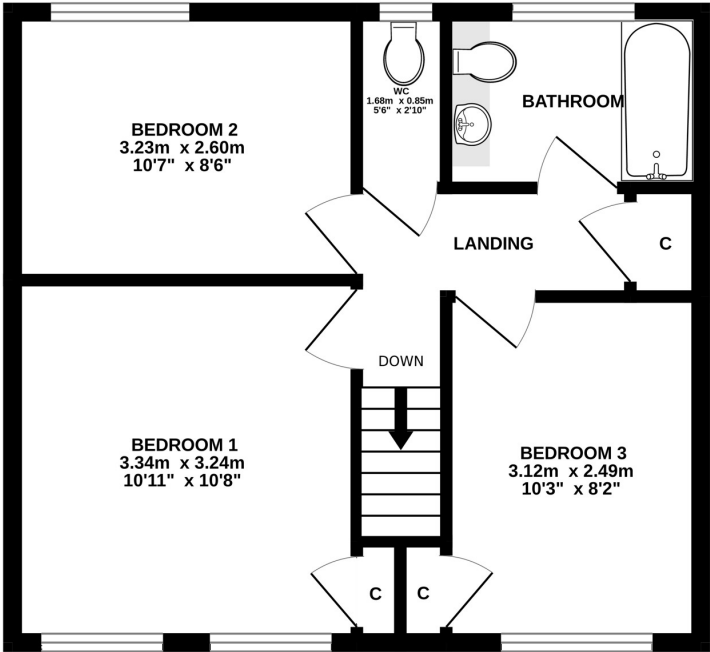


# Floor Plan

GROUND FLOOR  
45.7 sq.m. (492 sq.ft.) approx.



1ST FLOOR  
39.6 sq.m. (426 sq.ft.) approx.



TOTAL FLOOR AREA : 85.3 sq.m. (918 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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