



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

69 Queen Katherine Road

Lymington • SO41 3RZ



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Built in 2020, this beautifully presented three double bedroom semi-detached house, located south of Lymington High Street, is close to the Marinas and within easy reach of local amenities. This charming property has been further improved by the current owners and offers comfortable accommodation throughout and benefits from driveway parking for at least two cars and a good size south west facing landscaped garden.



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2 Guide Price £850,000



Key Features

- Well equipped kitchen with integral appliances
- Ground floor cloakroom
- Two further double bedrooms, both with built-in wardrobes
- Driveway parking for at least 2 cars
- Located south of Lymington High Street, within easy reach of the Marinas, High Street and local amenities
- Sitting/dining/family room with feature woodburner and bi-folding doors opening onto the large terrace and garden beyond
- Master bedroom with built-in wardrobe and en-suite shower room
- Family bathroom
- Private and beautifully landscaped south west facing rear garden
- Completed in 2020. Insurance backed construction warranty in place

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Description

This beautifully presented three double bedroom semi-detached property was completed in 2020 and has been further improved by the current owners to offer comfortable open plan living accommodation. The property benefits from driveway parking for at least two vehicles, a beautifully landscaped and private south west facing rear garden and is located south of Lymington High Street, within easy reach of shops, amenities, the Marinas and Sea Wall.

Front door leading into the entrance hall with storage cupboard and cloakroom comprising a low level WC, wash hand basin with mixer tap and vanity storage under and a built-in storage cupboard. Sliding doors through to the open plan sitting/dining room with storage cupboard, oak staircase with glass balustrade panels, feature woodburning stove, large window to the side aspect, window to the rear aspect and bi-folding doors opening out onto the large paved terrace and rear landscaped garden beyond. Large opening through to the kitchen with comprehensive range of floor and wall mounted cupboard and drawer units with worktop over and a stainless steel single bowl and drainer sink unit with mixer tap. NEFF integrated appliances include a four ring electric hob, eye level oven, dishwasher, and fridge freezer. Feature large half height glass panel above worktop height between the kitchen and entrance hall and windows to the front and side aspect. There is underfloor heating throughout the ground floor.

First floor landing with airing cupboard and hatch giving access to the loft space. Master bedroom with built-in wardrobes, two windows to the rear aspect with views over the rear garden, door into the en-suite shower room, which comprises a shower cubicle, low level WC, wash hand basin with mixer tap and vanity storage under, heated towel rail, tiled walls, obscure window to the rear aspect. Double bedroom two with built-in triple wardrobes and window to the front aspect. Double bedroom three with built-in wardrobes, feature obscure windows and roof lights to the side aspect and high level internal window pane facing the landing. Family bathroom with suite comprising a panelled bath unit with mixer taps, separate shower cubicle, low level WC, wash hand basin with mixer tap and vanity storage under, heated towel rail, fully tiled walls, obscure window to the front aspect.

The front of the property is set well back from the road and there is a shingle

driveway providing parking for at least two cars. There is a path leading up to the front door with areas of lawn either side with borders and plants. There is a path leading round to the side of the house with a wooden pedestrian gate giving access through to the rear garden.

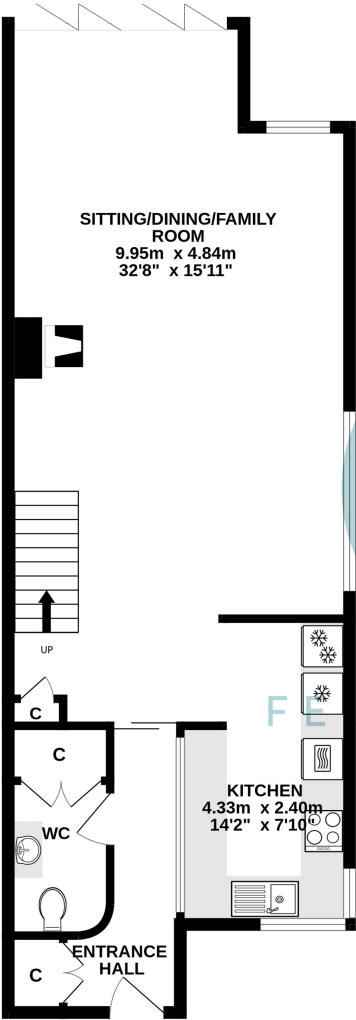
The rear garden is south west facing, beautifully landscaped and offers a high degree of privacy, with a large terraced area adjacent to the house, and the remainder of the garden is laid to lawn with an abundance of flowers, borders, shrubs and trees interspersed throughout the garden. The boundaries are fenced to all sides and there are two garden sheds at the rear of the garden.

There is a Cat5 wiring system throughout the house to provide wired computer networking as well as via wi-fi. The hot water and central heating are fed by a pressurised system rather than a combi boiler.

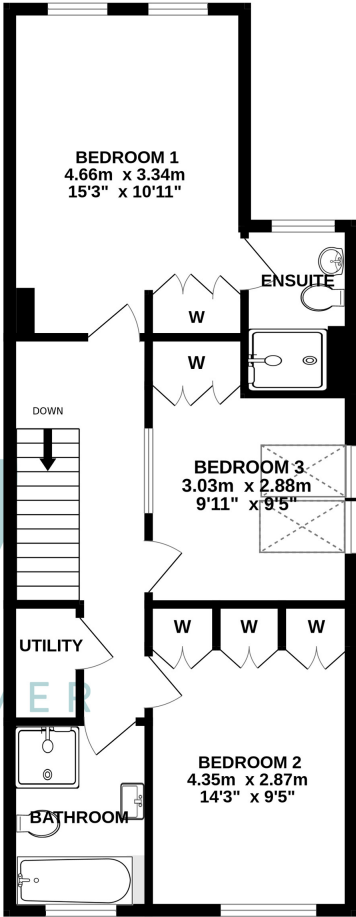
The property is within an easy short walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington, has many independent shops and the picturesque quay, deep water marinas, and sailing clubs. Lymington has a numerous highly regarded restaurants and 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
62.0 sq.m. (667 sq.ft.) approx.



1ST FLOOR
56.7 sq.m. (610 sq.ft.) approx.





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For more information or to arrange a viewing please contact
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