



32 PRINCESS ROYAL CLOSE • LYMINGTON • SO41 9NY

£599,950

A recently renovated and beautifully presented three bedroom detached house benefitting from a large master bedroom suite, south west facing garden, integral garage and driveway parking. The property is located within a popular development within an easy level walk to Lymington High Street and local amenities.

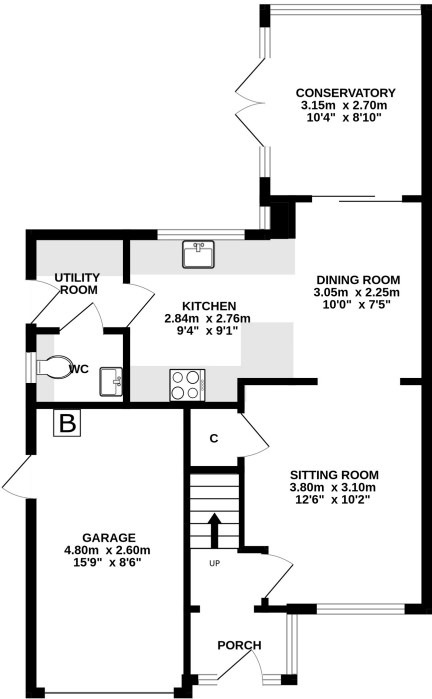


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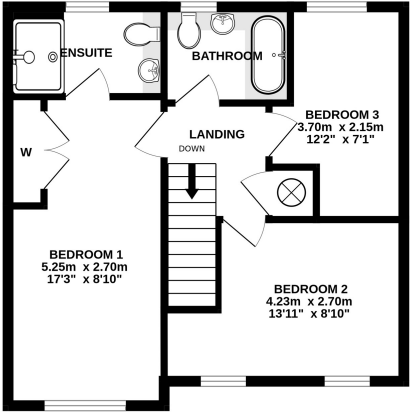
PROPERTY EXPERTS

Est. 1988

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 82.2 sq.m. (885 sq.ft.) approx.
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Property Specification

Kitchen/dining room, open plan through to the living room

Conservatory

Utility room and cloakroom

Three first floor bedrooms including the large master

bedroom with generous en-suite shower room

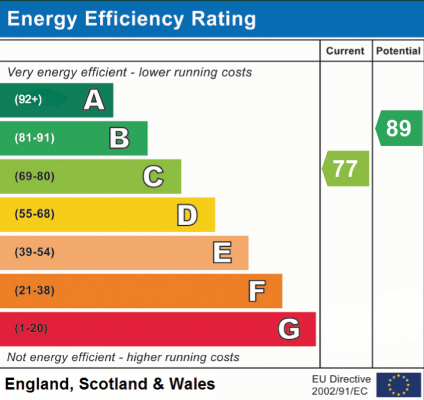
First floor family bathroom

Integral garage and driveway parking for two cars

South west facing rear garden

Located within easy level walking distance of Lymington High Street and local amenities

Recently renovated to provide beautifully presented accommodation and modern living



Description

Located within this popular development, this beautifully presented three bedroom detached house has been recently renovated to provide beautifully presented comfortable and modern living and benefits from a south west facing garden, large master bedroom, integral garage and driveway parking for two vehicles.

Front door with full height obscure glazed panels either side, leading into the porch, opening through the hallway with stairs rising to the first floor. Door into the sitting room which has a window to the front aspect and door giving access to the understairs storage cupboard. Open plan to through to the dining room, which is open plan to the kitchen and has ample room for dining table and chairs. Sliding doors from the dining room leading into the conservatory, which has windows to two sides, a pitched glass roof and french doors opening out to the rear garden. The kitchen has a modern range of wall and floor mounted cupboard and drawer units with quartz worktop and inset single bowl and drainer sink unit with mixer tap over. Integrated appliances include a fridge/freezer, dishwasher, under counter electric oven and induction four ring hob with extractor hood over. Breakfast bar area with space for two high stools and window to the rear aspect with views over the rear garden. Door through to the utility room with further storage cupboards, space and plumbing for washing machine and tumble dryer, wall mounted gas fired central heating boiler and pedestrian door leading to the side alleyway. There is also a door leading into the cloakroom with low level WC, wash hand basin with vanity storage cupboard below, radiator, part tiled walls and obscure window to the side aspect.

First floor landing with airing cupboard housing the hot water cylinder and shelving for linen storage. Hatch giving access to the loft space. Large master bedroom with built-in double wardrobe and window to the front aspect. Large en-suite shower room with large walk-in shower, low level WC with concealed cistern, inset wash hand basin with mixer tap and vanity storage cupboards under, heated towel rail, part tiled walls, obscure glazed window to the rear aspect. Bedroom two with two windows

to the front aspect. Bedroom three with window to the rear aspect. Family bathroom with suite comprising a panelled bath unit with central mixer tap, rainfall shower head and separate hand-held shower attachment, with folding glass shower screen. Low level WC with concealed cistern, inset wash hand basin with mixer tap and vanity storage cupboards under, part tiled walls, obscure window to the rear aspect.

Outside to the front, the property has a small open plan pebbled area with small flower bed border with well established plants. There is driveway parking for two vehicles, leading up to the integral garage, which has power and light and a pedestrian door to the side leading out the alleyway, giving access through to the rear garden.

To the rear, the private garden has a well maintained lawn with a path leading through the middle. There is a paved patio terrace area adjacent to the rear of the property with ample room for patio furniture and there are well stocked flower bed borders, trees and a garden shed. The boundaries are fenced to all sides and the garden enjoys a sunny south westerly aspect.

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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