



35 VITRE GARDENS • LYMINGTON • SO41 3NA

O.I.E.O. £600,000

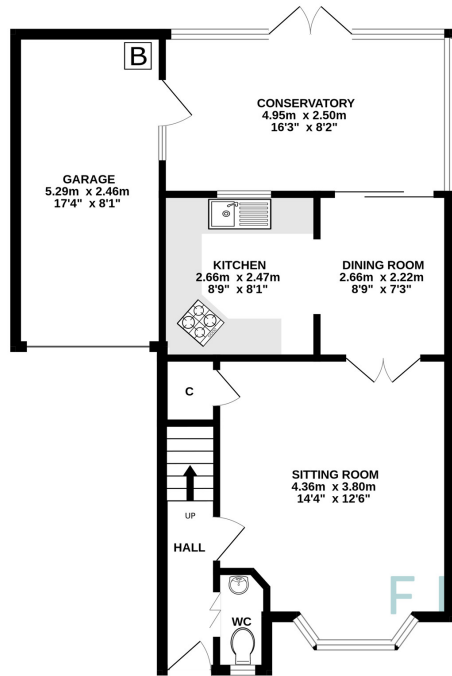
A spacious and well presented four bedroom detached house located in the popular Vitre Gardens on the favoured south side of Lymington High Street. The accommodation is split over three levels and benefits from a garage and driveway parking.



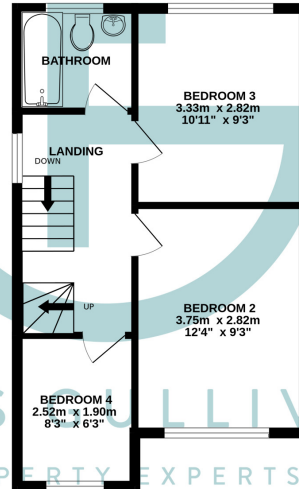
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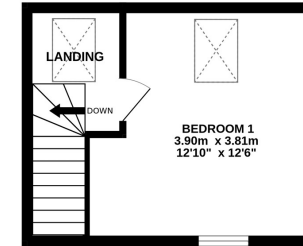
GROUND FLOOR
62.1 sq.m. (668 sq.ft.) approx.



1ST FLOOR
36.0 sq.m. (387 sq.ft.) approx.



2ND FLOOR
18.8 sq.m. (202 sq.ft.) approx.



TOTAL FLOOR AREA: 116.8 sq.m. (1257 sq.ft.) approx.
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Property Specification



- Kitchen with opening through to dining room
- Sitting room
- Conservatory
- Ground floor cloakroom
- Four bedrooms
- Family bathroom
- Low maintenance rear garden
- Garage with power and light and driveway parking for two vehicles
- Located with popular development, close to Woodside Park and all local amenities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

This four-bedroom detached family home offers well-proportioned accommodation split over three floors and benefits from a large conservatory, private gardens, garage and driveway parking for two vehicles.

Covered front door leading into the hallway with stairs rising to the first floor. Folding door into the cloakroom with a white suite comprising a low-level WC, wash the hand basin with mixer taps and obscure window to the front aspect. Door into the sitting room which is a light and airy room with access to the under-stairs storage cupboard and bay window to the front aspect. Glazed double doors from the sitting room lead into the dining room which has an opening through to the kitchen, which has a comprehensive range of floor and wall-mounted cupboard and drawer units with wooden worktop over, inset single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for washing machine. Built-in electric oven with four ring gas hob and extractor hood over, integrated fridge/freezer, window to the rear aspect. Sliding doors into the large conservatory which spans the width of the house, with a pitched roof and is brick built with opening windows to two sides and has a window and adjacent pedestrian door giving access through to the garage. Double patio doors open to the rear garden.

First-floor landing with window to the side aspect and stairs rising to the second floor. Double bedroom two with window to the front aspect. Double bedroom three with window to the rear aspect. Single bedroom three with window to the front aspect. Family bathroom with suite comprising of a panelled bath unit with mixer tap and shower attachment over, shower rail and fully tiled wall. Pedestal wash hand basin with mixer tap, low-level WC, and an obscure window to the rear aspect.

Second-floor landing with Velux roof light and hanging/storage space. Door into the master bedroom with Velux roof light to the rear aspect and window to the front aspect.

Outside to the front of the property, there is driveway parking for two vehicles leading up to the garage, with an up-and-over door, power and light, pitched roof and houses the gas-fired central boiler. Pedestrian door leading back through to the conservatory. The front garden is laid to lawn with various shrubs and borders there is a paved area by the front door leading round to the right-hand side of the property up to the wooden pedestrian gate, providing access through to the rear garden. The low-maintenance garden is fenced to all boundaries with additional hedging to the rear boundary. The garden is mostly paved with a feature area of faux lawn with shingle areas, and there is an outside tap and garden shed.

The property is within a short walk of Lymington High Street, Woodside Gardens, the local sailing clubs and the marinas. The beautiful Georgian market town of Lymington has 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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