



**7 RODBOURNE CLOSE • EVERTON • LYMINGTON • SO41 0LW**

**£350,000**

This beautifully presented two double bedroom semi-detached bungalow has the benefit of a westerly facing garden and garage in a nearby block. This delightful property would make an ideal downsize and is close to the local shop, pub and amenities and just a ten-minute drive to Lymington.



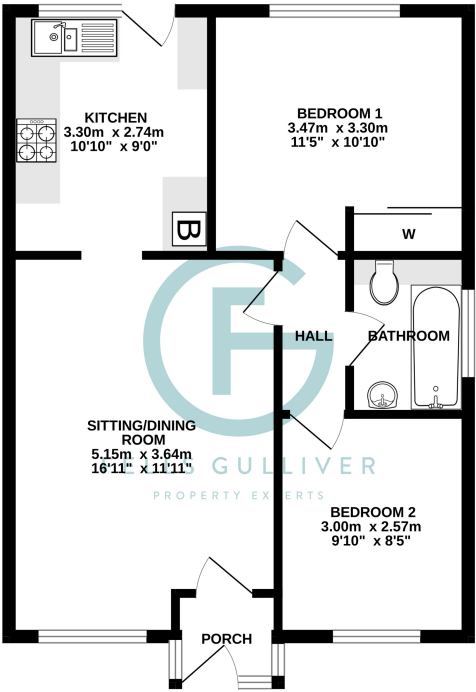
**FELLS GULLIVER**

PROPERTY EXPERTS

*Est. 1988*



7 RODBOURNE CLOSE  
53.3 sq.m. (573 sq.ft.) approx.



TOTAL FLOOR AREA: 53.3 sq.m. (573 sq.ft.) approx.  
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# Property Specification

Well equipped modern kitchen with views over the rear garden

Sitting/dining room with bay window overlooking beautiful communal gardens

Master bedroom with built-in wardrobe and views over the rear garden

Second double bedroom

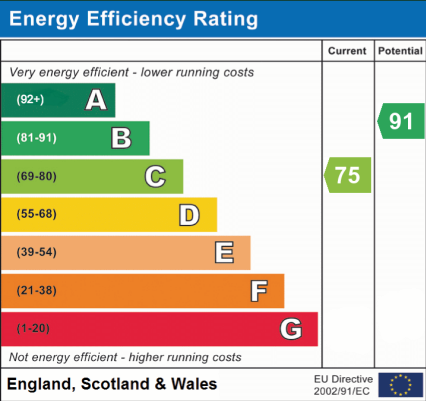
Family bathroom with modern suite

West facing low maintenance rear garden with summerhouse

Garage in nearby block

Located within easy reach of local amenities including the village shop and pub

Situated with popular, quiet New Forest village





# Description

This beautifully presented two double bedroom semi-detached bungalow offers well proportioned accommodation, with the benefit of a low maintenance west facing rear garden.

To the front of the property, the garden is open plan, being mainly laid to lawn with hedging to the right boundary various well-established shrubs and flower beds and a path down the middle leading up to the front door. There is a pedestrian wooden gate providing access through to the rear garden.

Front door leading into the entrance porch, in turn with door leading into the sitting room. Fireplace surround and space for free-standing electric fire, bay window to the front aspect. Door through to the inner hallway, with doors to the bedrooms and bathroom. Archway from the sitting room into the well-equipped modern kitchen which comprises floor and wall-mounted cupboard and drawer units with rolled worktop over, stainless steel one-and-a-half bowl single drainer sink unit with mixer tap and tiled splashbacks. Integral four ring hob with electric oven under and extractor hood over, space and plumbing for washing machine, space for tall fridge freezer, space for tall dresser/additional cupboard and drawer units, tiled floor, cupboard housing the boiler, window overlooking the rear garden and pedestrian

door leading outside to the garden.

Master bedroom with built-in wardrobe with sliding door and window overlooking the rear garden. Double bedroom two with window to the front aspect. Family bathroom with a modern white suite comprising a panelled bath unit with mixer shower, folding glass shower screen and heated towel rail, pedestal wash hand basin with mixer taps, low-level WC, tiled walls and flooring, obscure window to the side aspect.

The lovely sunny low-maintenance rear garden affords a high degree of privacy. The boundaries are fenced with additional hedging to one side. there is a large area of paved patio adjacent to the property with ample room for patio furniture. There is a path leading down the garden leading to the rear boundary and a pedestrian gate leads out to the parking area and garage. The remainder of the lawn is laid to lawn, with an area of shingle and various shrubs, borders, plants and trees. There is also a useful summerhouse in the far right corner.

The property is located within level walking distance of the local shop in Everton village, The Crown Pub and woodland walks and is close to the village of Milford on Sea and New Milton and Lymington High Street is only a ten-minute drive and there are bus stops nearby.







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