



4 REDVERS CLOSE • LYMINGTON • SO41 3NZ

£845,000

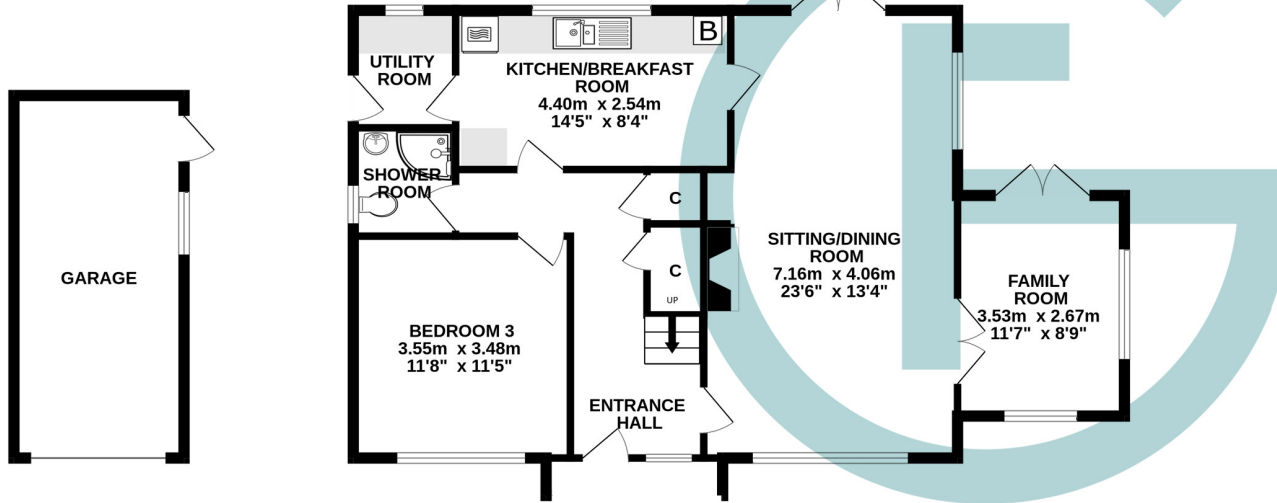
A well presented three double bedroom detached house located in a small quiet cul-de-sac, located south of Lyminster High Street within easy reach of local shops and amenities. The property offers well proportioned accommodation and is offered for sale with no forward chain.



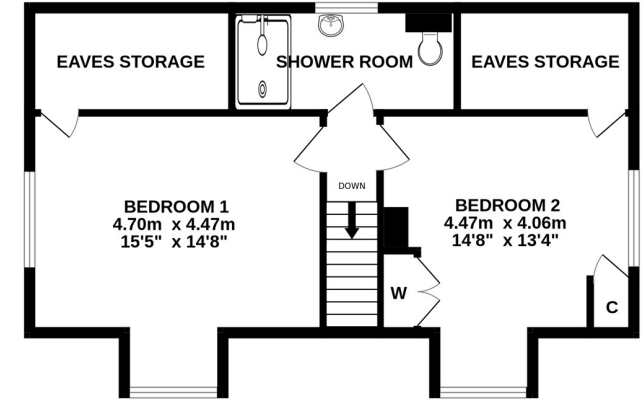
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PROPERTY EXPERTS

GROUND FLOOR
95.4 sq.m. (1027 sq.ft.) approx.



1ST FLOOR
52.8 sq.m. (568 sq.ft.) approx.



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TOTAL FLOOR AREA: 148.2 sq.m. (1596 sq.ft.) approx.
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Property Specification



- Kitchen/Breakfast room and separate Utility room
- Large triple aspect sitting/dining room
- Family room/study
- Ground floor bedroom three
- Ground floor shower room
- Two first floor double bedrooms with large eaves storage
- Large first floor shower room
- Detached single garage and ample driveway parking for several vehicles
- Secluded southerly facing gardens
- Offered for sale with no forward chain
- Located in a quiet cul-de-sac, south of Lymington High Street

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

Located in a small, quiet cul-de-sac, within easy reach of Lymington High Street, this well proportioned and spacious three bedroom detached property sits in the middle of its own secluded southerly facing plot, benefitting from a single garage, ample driveway parking, offers scope for extension (STPP) and is offered for sale with no forward chain.

Covered entrance porch with flagstone step. Front door with glazed side panel leading into the entrance hall. Stairs rising to the first floor. Two large under stairs storage cupboards. Door to the right into the large light and airy triple aspect sitting/dining room with windows to the front, side and patio doors to the rear aspect opening out to the garden. Feature fireplace with timber surround and mantle piece, tiled hearth and inset electric fire. Built-in alcove shelving with cupboard underneath. Door through to the Kitchen/Breakfast room. Glazed double doors opening through to the family room/study which is a lovely light and airy room, again with windows to the front and side aspect and double doors to the rear aspect opening out to the adjoining terrace area. Kitchen/Breakfast room with comprehensive range of floor and wall mounted wood fronted cupboard and drawer units with work surfaces with an inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap and tiled splashbacks, built-in Neff eye level double oven, inset Neff four ring gas hob with extractor fan and light over, integrated dishwasher, integrated fridge and freezer, cupboard housing Worcester wall mounted gas fired boiler, window to the rear aspect overlooking the garden, lino flooring. Door through to the Utility room which has cupboards and worksurfaces over, space and plumbing for washing machine, window to the rear aspect, part glazed door to the side aspect leading out to the garden. Ground floor bedroom three with built-in cupboards, shelving and a window to the front aspect. Ground floor shower room with white suite comprising of a fully tiled shower cubicle with mains shower, low level wc, pedestal wash hand basin with mixer tap, heated chrome towel rail, obscure window to the side aspect, lino flooring.

First floor landing. Dual aspect master bedroom with window to the side aspect and walk-in dormer window to the front aspect, door giving access to the large eaves storage area, access to roof space. Dual aspect double bedroom two with built-in wardrobe and separate shelved linen cupboard, door giving access to large eaves storage area, walk-in dormer window. Large shower room comprising of a walk-in full width fully tiled shower cubicle with curved screen, mains shower with hand held attachment and two grab rails. Low level wc, inset wash hand basin with mixer tap, tiled splashback and vanity storage cupboards under, full height heated chrome towel rail, obscure window to the rear aspect.

The property is approached via a tarmac driveway providing parking for several cars/vehicles, and leads up to the detached single garage, which is constructed of matching brick elevations under a pitched tiled roof with double doors, window and pedestrian door to the side aspect. The front garden is screened by fencing and there is an area of garden and flower bed borders leading round to the side of the property. The rear garden is of a southerly aspect, is fenced and is well screened giving a high degree of privacy. There are well stocked mature shrubs, flower beds and borders and a raised full width terrace along the rear of the property.

This delightful property was built by "Harveys" builders in the 1960's and has been extended since. The property is located on the favoured south side of Lymington High Street. The beautiful Georgian market town of Lymington has many independent shops and 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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