



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest

12 Noel Close

Brockenhurst • SO42 7RP



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A versatile and beautifully presented detached home, rebuilt in 2000, offering spacious and flexible accommodation ideal for modern living. Tucked away in a quiet close with off-road parking and a double garage, and within easy walking distance of the mainline station and local amenities, perfect for commuters.



4



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£999,500

Key Features

- Cloakroom and utility room
- Living room opening through to the conservatory
- Conservatory with view over the garden
- Versatile accommodation throughout
- Well maintained and mature rear garden with refurbished summer house and shed
- Large kitchen/dining room
- Large ground floor bedroom with en-suite wet room
- Four further first floor bedrooms, the large master bedroom with en-suite bathroom
- Driveway parking and double garage with electric up and over door, with EV charging point inside
- EPC Rating: C

Est.1988



Description

An attractive and versatile detached home, offering spacious and flexible accommodation and ideally situated within a quiet and well regarded close. The property offers well proportioned living space, multiple reception areas, and benefits from off road parking and a double garage. The accommodation is flexible, making it ideal for families or those requiring adaptable space. Positioned within easy walking distance of the mainline station, village shops, and local amenities, the property is perfectly suited for commuters and everyday convenience. A great opportunity to acquire a well-maintained home in a desirable and well connected location and having been substantially re-built and extended in 2000.

Front door leading into the entrance hall, with stairs rising to the first floor and a useful cloakroom comprising WC, hand wash basin with tiled splashback, window and an understairs storage cupboard. To the right of the entrance hall is the dual-aspect sitting room featuring a chimney breast with recessed shelving (offering potential to reinstate a working fireplace) with cabling for satellite, terrestrial and radio broadcasts. Doors open into the conservatory, while sliding doors to the rear aspect open out to the garden. The conservatory, positioned to the side of the property, also benefits from a door leading out to the garden and has fitted blinds to the sides. The master double bedroom has a range of fitted wardrobes, window to the front aspect and a large fully tiled en-suite shower/wet room comprising a large walk-in shower, combined WC and bidet with remote control, height adjustable and sliding wash hand basin, heated towel rail and window to the rear aspect.

Straight ahead from the hallway is the spacious kitchen/dining room, accessed via two separate doors. This bright room enjoys a rear aspect with patio doors opening out from the dining area onto the garden and an external doors provides access to the utility room and garage from the rear garden. The kitchen is fitted with a comprehensive range of floor and wall mounted cupboard and drawer units, an inset one and a half bowl drainer sink with mixer tap, integrated Bosch dishwasher, a range-style cooker, tall fridge freezer, washing machine and tumble dryer. The utility room/store accessed via a covered way features a side-aspect window and gas boiler, controlled by a Hive Home system. It also offers versatility and could alternatively be used as a home office. The double garage features a rear aspect window and pedestrian door and a powered up and over door to the front.

First floor landing with Velux roof lights, Velux windows, a range of built in eaves storage cupboards, and an additional cupboard with power and lighting. There is also an airing

cupboard housing the hot water cylinder with slatted shelving providing linen storage. The large guest suite enjoys a front aspect long with a Velux roof light and benefits from an en suite bathroom, comprising of a panelled bath with a Triton T80 shower unit over and a side screen, pedestal wash hand basin with mirror and light/shaver unit above, WC, Velux roof light and predominantly tiled walls. Bedroom three is a large room and features a front aspect window and additional Velux roof light, while bedroom four has a rear aspect and additional Velux roof light. Bedrooms four and five are versatile rooms, with one currently being used as a study. The family bathroom is fitted with a white suite comprising a panelled bath with Triton T80 shower unit over and side screen, pedestal wash hand basin with mirror and light/shaver unit above, WC and the walls are mainly tiled.

The property is secured by an intruder alarm system, video door bell and keypad entry panel. Full fibre internet is available to the property. To the front of the property, a brick paviour pathway leads to the front door and extends across the frontage to both sides. There are well-stocked and mature established borders, all enclosed by picket fencing. A matching double width brick paviour driveway leads to the double garage with electric up and over door and EV charging point inside. Outside tap. A pathway, lawn, and borders continue along the side of the property to the right, where there is fencing and a matching gate providing access through to the rear garden. The rear garden is a particularly attractive feature of the property and is designed for ease of maintenance. It offers areas of lawn, patio with abundant soft fruit bushes trailing along the fence, well-stocked beds including a raised herb garden, and a water feature. The garden is fully enclosed by fencing and benefits from good-sized paved seating areas, ideal for outdoor entertaining. The garden also features a summer house and garden shed, both of which have been recently refurbished. There is external power, tap and security lighting.

The property is conveniently located within a short level walk of Brockenhurst village centre, in the heart of the New Forest, close to shops and amenities. The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3, giving access to London. The nearby 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.

Floor Plan



Noel Close, Brockenhurst, SO42

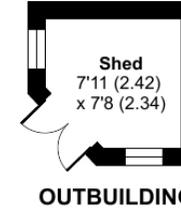
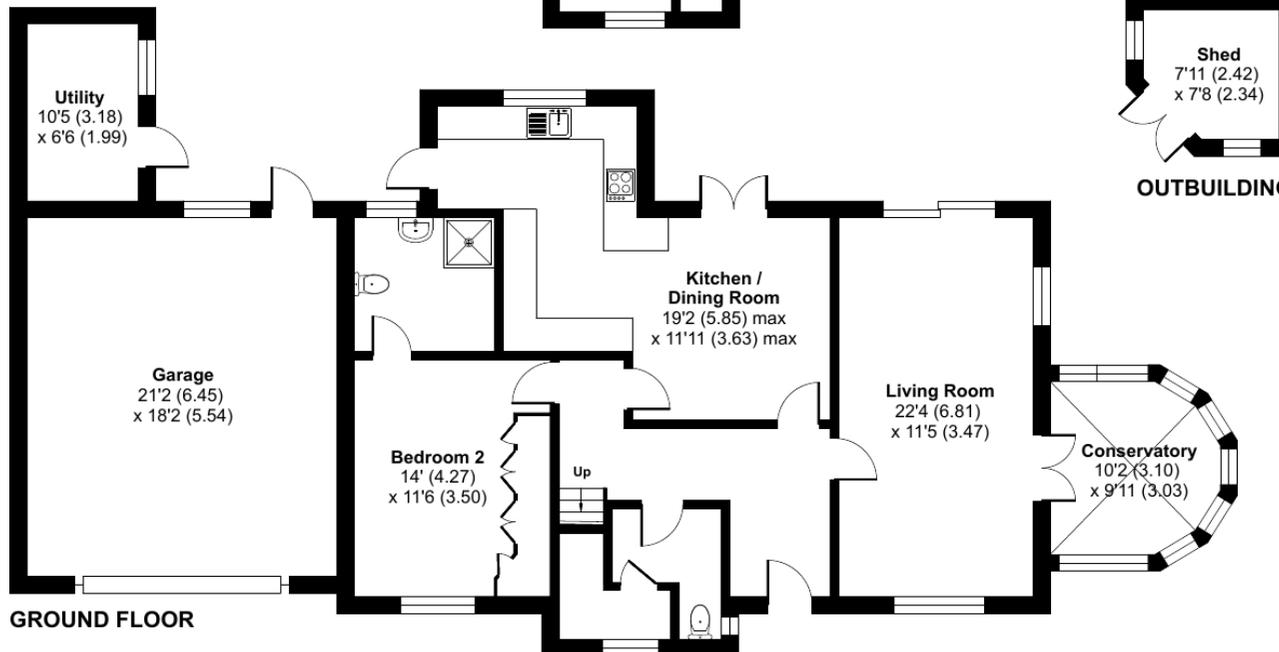
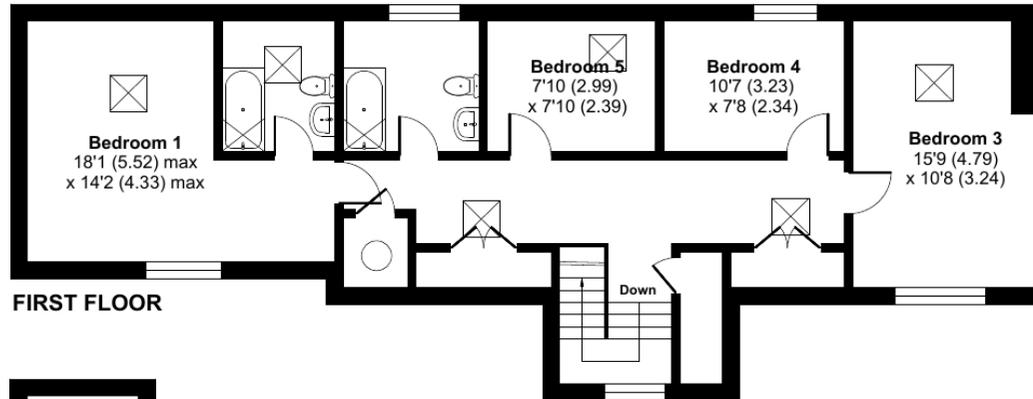
Approximate Area = 2042 sq ft / 189.7 sq m

Garage = 384 sq ft / 35.6 sq m

Outbuilding = 123 sq ft / 11.4 sq m

Total = 2549 sq ft / 236.7 sq m

For identification only - Not to scale





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For more information or to arrange a viewing please contact
Paul Cullingford • Fells Gulliver • The New Forest Office
T: 01590 630753 E: paul@fells-gulliver.com



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www.fellsgulliver.com

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