



37 Newbridge Way

Pennington, Lymington, SO41 8BG



SPENCERS





A wonderful opportunity to acquire a spacious detached three/four bedroom extended bungalow with driveway, garage and southerly facing gardens.

The Property

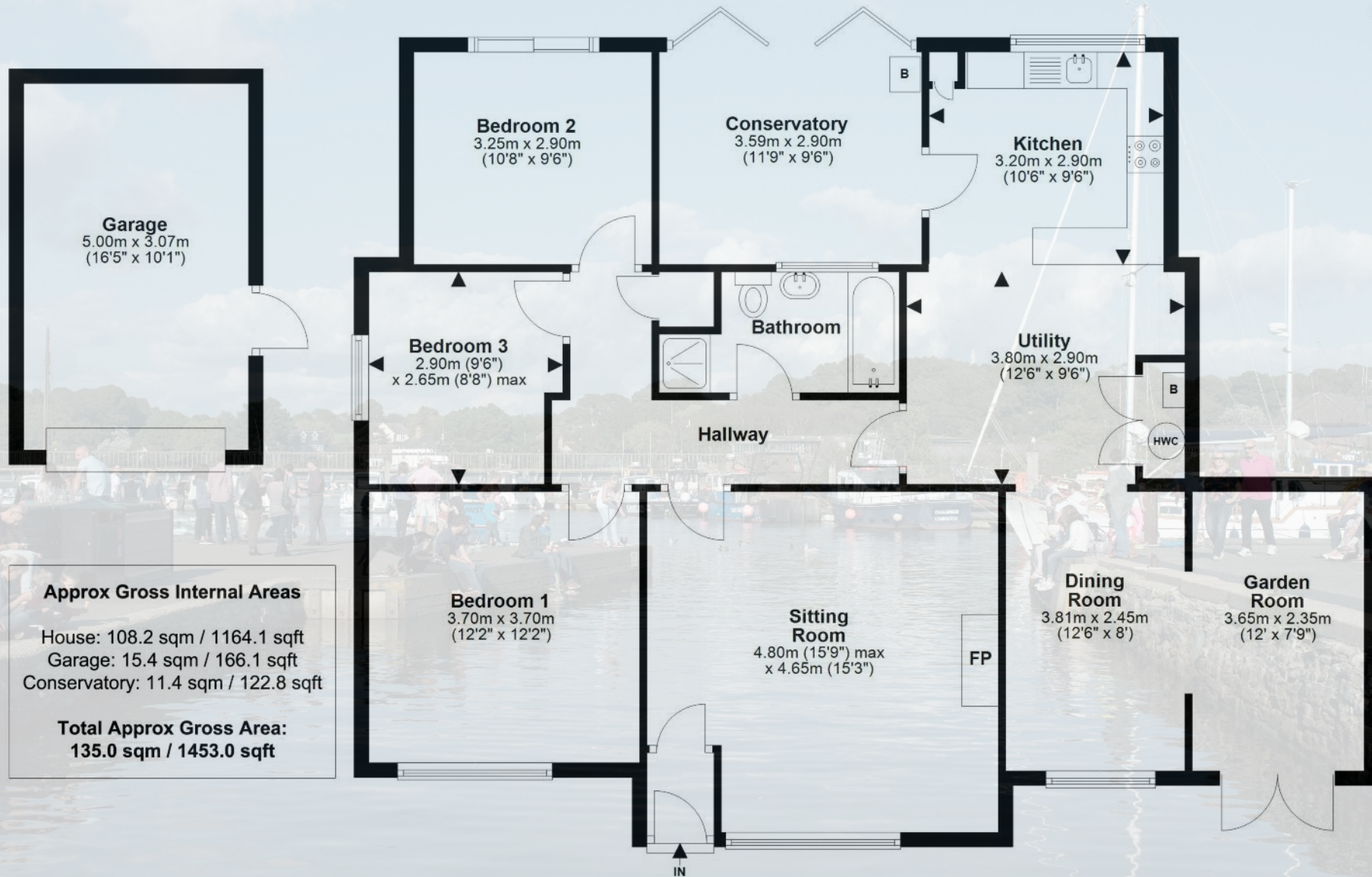
The front door opens in to an inner hallway which opens in to the main lounge with a feature fireplace and large window over looking the garden. The central hallway leads through to the kitchen/family room with a range of fitted cupboards and work surfaces, integrated oven and hob, boiler cupboard, with ample space for dining room furniture, fridge freezer and washing machine. The dining room flows from her with a step down to the garden room. In addition there is a bright and sunny conservatory off the kitchen which leads to the courtyard garden. The master bedroom is to the front of the bungalow with garden views, bedroom two and three and both doubles with a family bathroom suite with both bath and shower.

£499,950



FLOOR PLAN

Ground Floor



Approx Gross Internal Areas

House: 108.2 sqm / 1164.1 sqft

Garage: 15.4 sqm / 166.1 sqft

Conservatory: 11.4 sqm / 122.8 sqft

Total Approx Gross Area:

135.0 sqm / 1453.0 sqft



The property sits on a good sized corner plot and offers a fabulous modernisation opportunity and would make a great family home with a short walk up to the local school and the high street.

Grounds & Gardens

The south facing front garden offers good privacy with mature silver birch trees, bushes and shrubs. There is a large lawned area with colorful borders and a gravel path running the full length of the bungalow, a small pond, a driveway and garage. There is a side gate to the rear which leads through to the courtyard garden area which provides an ideal space for alfresco dining. There is a wooden shed, benches for enjoying the peaceful tranquility and a number of raise planting areas, pots and shrubbery.



The Situation

The property is superbly situated in a quiet cul de sac close to amenities and the village of Pennington. The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. To the north is the New Forest village of 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.





Services

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: E Current: 54 Potential: 78

Property Construction: Brick elevations with tile roof

Utilities: All mains services connected

Heating: Gas central heating

Broadband: There is currently no broadband connection but once connected ultrafast broadband speeds of up to 1000 mpbs are available at this property.

Parking: Private driveway and garage

Directions

From our offices in Lymington, proceed down the High Street towards Christchurch and take the A337. At the first roundabout, take the second exit onto Milford Road (A337 signposted to Christchurch) and after approximately half a mile, turn left into Elm Avenue. Continue along this road into Newbridge Way and the property can be found at the far end of the road in the left hand corner.

Important Information

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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