



49 SAMBER CLOSE • LYMINGTON • SO41 9LE

£385,000

A well presented three bedroom semi-detached house located within a popular development, with the benefit of an integral garage, driveway parking and a large covered terrace and seating area. This lovely house is within easy reach of Lyminster High Street and amenities.



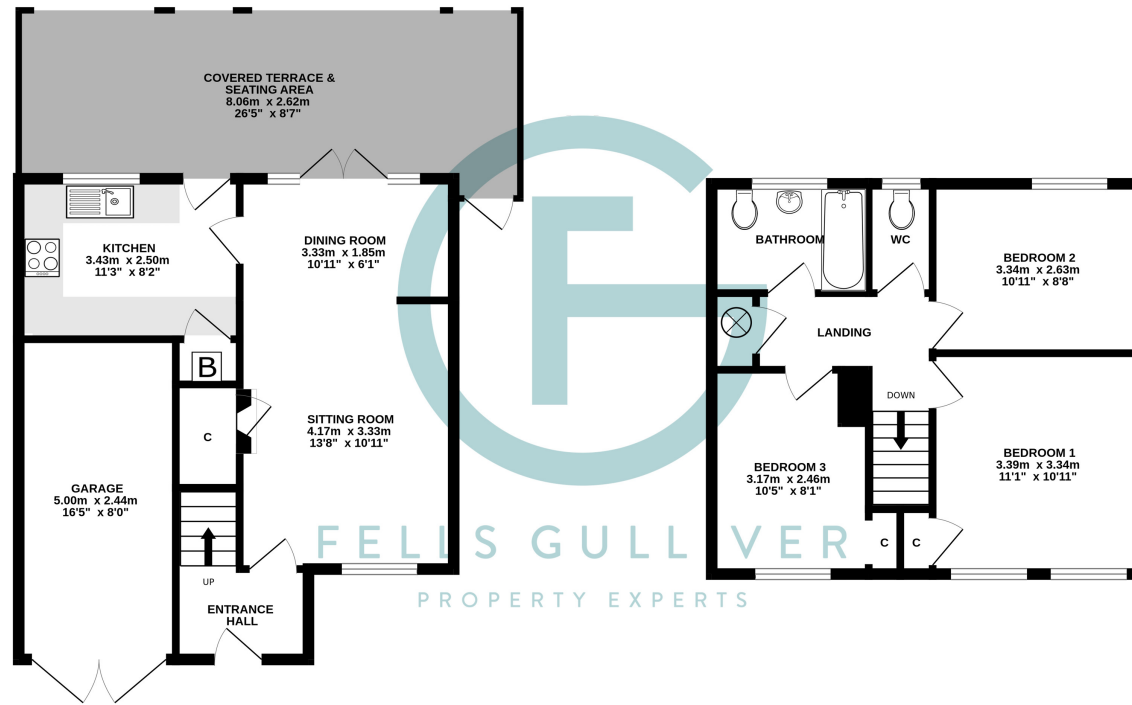
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PROPERTY EXPERTS



GROUND FLOOR  
47.0 sq.m. (506 sq.ft.) approx.

1ST FLOOR  
40.7 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA : 87.7 sq.m. (944 sq.ft.) approx.  
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## Property Specification



- Kitchen
- Sitting/dining room
- Master bedroom with built-in wardrobes
- Two further double bedrooms
- Family bathroom and separate wc
- Large covered terrace and seating area adjoining rear of property
- Integral garage with power and light
- Driveway parking
- Well presented accommodation throughout
- Located within popular development and within easy reach of Lymington town centre

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		80
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
			EU Directive 2002/91/EC

# Description

Located within the popular Samber Close development, this well presented larger design three bedroom semi detached house benefits from an integral garage, off road parking and a large covered terrace and seating area. This lovely property is located within easy reach of Lymington town centre with all its amenities plus the Primary and Secondary Schools and would make an ideal family home, first time purchase or buy to let investment.

Front door leading into the entrance hall with stairs rising to the first floor. Door leading into the open plan sitting/dining room. Feature electric fire with 'secret' under stairs storage cupboard behind, window to the front aspect, french doors leading out to the rear garden plus door through to the kitchen. Kitchen with range of floor and wall mounted cupboards and drawer units, integral electric oven with hob and extractor fan over, space and plumbing for washing machine and dishwasher, space for under counter fridge and freezer, door giving access to the boiler, window to the rear aspect and pedestrian door leading out to the covered terrace and seating area.

First floor landing with airing cupboard housing hot water tank

and shelving for linen storage. Master bedroom which has a storage recess over the stairs, two windows to the front aspect and a range of built-in wardrobes. Double bedroom two with a window to the rear aspect. Double bedroom three with storage recess over the stairs. Family bathroom with white suite comprising of a panelled bath unit with mixer tap and electric shower over and tiled walls, low level wc, pedestal wash hand basin with mixer taps, obscure window to the rear aspect. Separate wc with obscure window to the rear aspect.

Outside to the front of the property there is a driveway providing off road parking for one car, access to the garage which has double opening doors. The front garden is laid to lawn with a hedge border to the front and fence and hedge border to the side. Pedestrian wooden gate to the side of the property leading through to the rear garden. The split level, private back garden is beautifully presented and thoughtfully laid out, maximising the space on offer with a covered patio terrace area directly to the rear of the property and steps leading up to the main section of the garden which is laid to lawn with flower borders and a small garden shed, with fenced boundaries.







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