



28 GRANGE CLOSE • EVERTON • LYMINGTON • SO41 0TY

£475,000

Nestled in a private position within this popular development, this three bedroom staggered semi-detached house offers well presented accommodation throughout and benefits from a large secluded garden and garage.

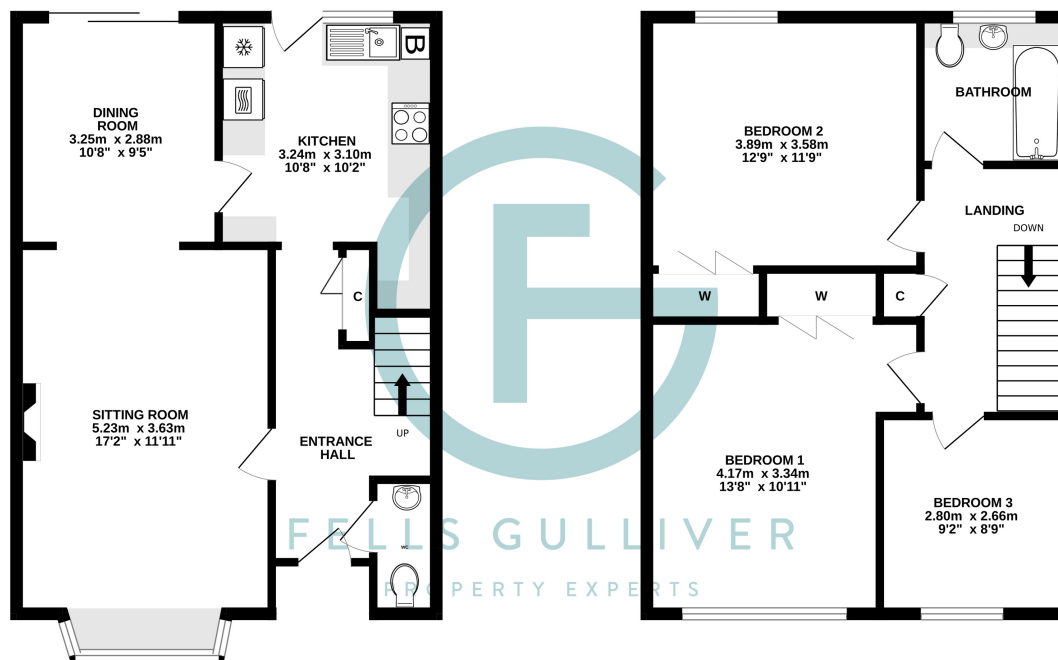


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
51.6 sq.m. (556 sq.ft.) approx.

1ST FLOOR
50.6 sq.m. (545 sq.ft.) approx.



TOTAL FLOOR AREA : 102.2 sq.m. (1101 sq.ft.) approx.
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Property Specification



- Modern recently fitted kitchen
- Living room with bay window
- Dining room
- Ground floor cloakroom
- Three first floor bedrooms
- Contemporary bathroom suite
- Large secluded wrap-around garden with mature shrubs and trees
- Single garage
- Located within popular development, close to Everton village centre and Milford on Sea

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

This well presented three bedroom staggered semi-detached house offers well proportioned accommodation throughout and benefits from a large well established private garden, a garage and is within easy reach of Everton, Milford on Sea and Lymington.

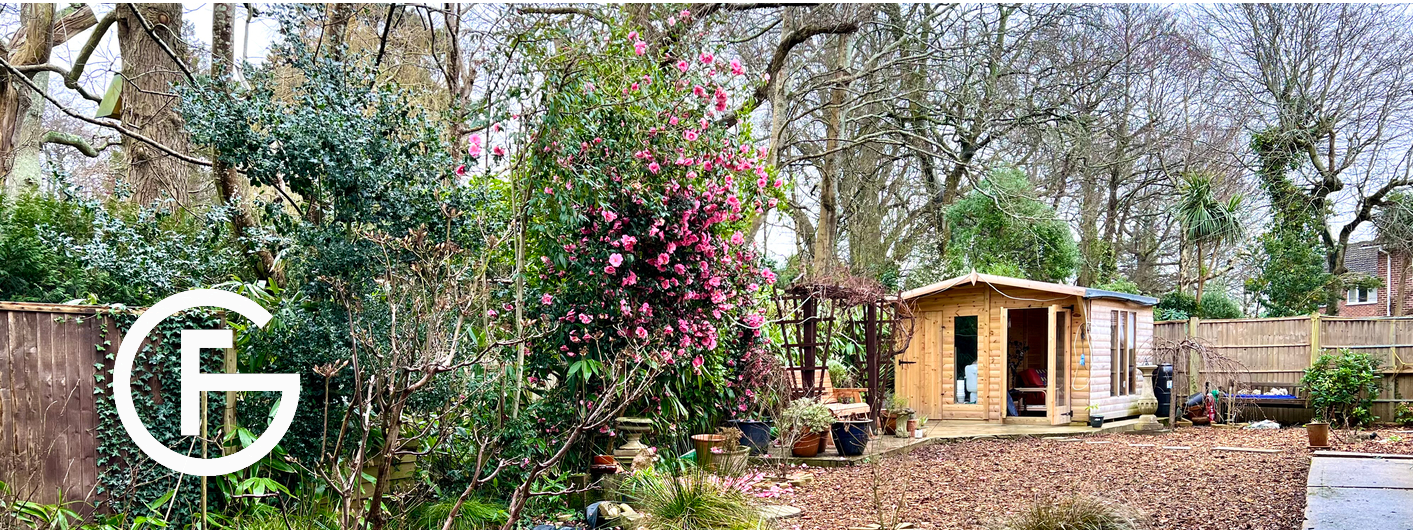
Front door leading into the entrance hall with cloaks storage cupboard and stairs rising to the first floor. Cloakroom with white suite comprising of a low level w.c., wash hand basin with mixer taps and radiator. Door into the sitting room with feature fireplace and bay window to the front aspect. Archway through to the dining room with sliding patio doors leading out to the rear garden and door through to the kitchen. The kitchen can also be accessed from the entrance hall. Modern recently fitted kitchen with comprehensive range of grey fronted floor and wall mounted cupboard and drawer units with marble worktop and splashbacks. Inset sink unit with drainer and mixer tap. Induction hob with extractor fan over. Built-in eye level electric oven and microwave. Space and plumbing for dishwasher and washing machine, cupboard housing gas central heating boiler, window to the rear aspect and pedestrian door leading out the rear garden.

First floor landing with airing cupboard and hatch giving access to the loft space. Master bedroom with built-in wardrobe and a window to the front aspect. Double bedroom two with built-in wardrobe and window to the rear aspect. Bedroom three with window to the front

aspect. Family bathroom with modern suite comprising of a panelled bath unit with mixer taps and handheld mixer shower and additional rainfall shower head, glass shower screen, low level w.c. wash hand basin with mixer tap and vanity storage cupboards under, wall mounted storage cupboards, chrome heated towel rail.

Outside to the front of the house, the large open plan garden wraps round to the side and rear of the house, with various well established trees and shrubs, is fenced to all sides, there is a raised area of concrete with summer house, and the remainder of the garden is laid to lawn and bark areas. The garden is well screened and very private. There is a single garage with up and over door nearby with a pedestrian path leading down the side, giving access to the property.

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 10-minute drive in the car and there are bus stops nearby.





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