



1 PLANTATION • EVERTON • LYMINGTON • SO41 0JU

£525,000

A deceptively spacious three/four bedroom detached property located in a quiet cul-de-sac within the popular village of Everton. The property is offered for sale with no forward chain and benefits from a large plot with double garage and offers scope for extension (STPP).

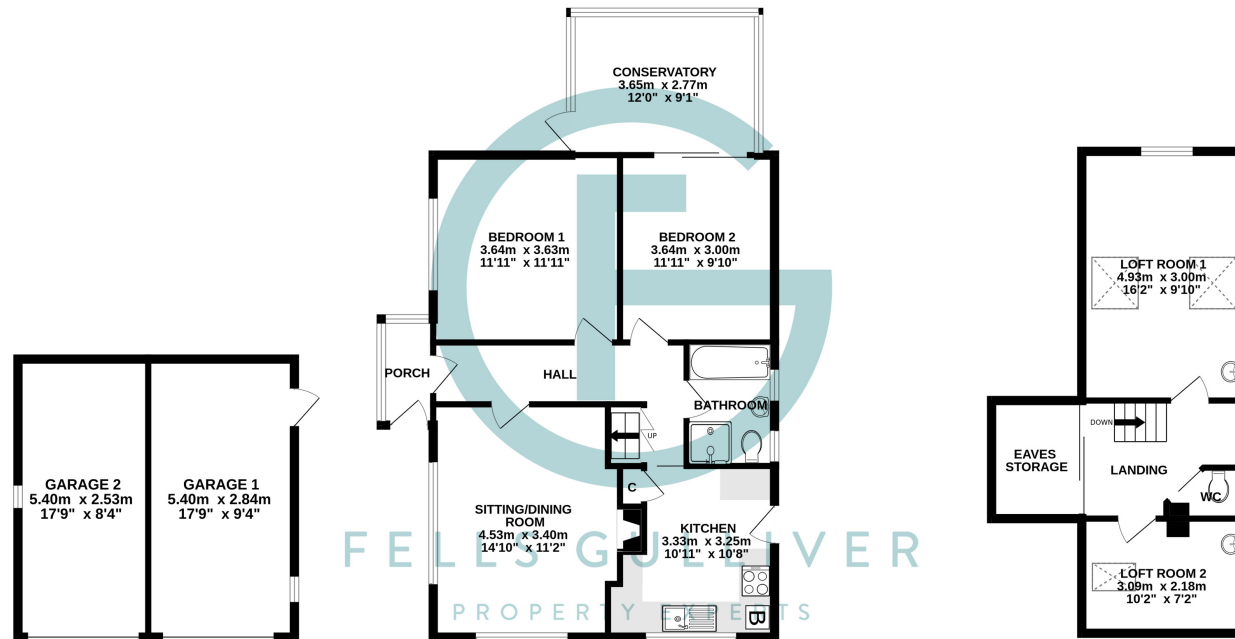


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
103.1 sq.m. (1110 sq.ft.) approx.

1ST FLOOR
33.5 sq.m. (361 sq.ft.) approx.



TOTAL FLOOR AREA : 136.6 sq.m. (1471 sq.ft.) approx.
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Property Specification



- Kitchen
- Sitting/dining room
- Conservatory
- Ground floor bathroom and first floor w.c.

- Two ground floor double bedrooms
- First floor double bedroom three/loft room one
- Loft room two

- Two single adjoining garages
- Driveway parking for multiple vehicles
- On a good size plot with potential to extend (STPP)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(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 within this small cul-de-sac, this three/four bedroom detached property offers versatile accommodation and scope for extension (STPP). The property benefits from a good size plot, driveway parking for multiple vehicles and is offered for sale with no forward chain.

Front door leading into the porch which is glazed to all sides, in turn with front door leading into the hallway with wooden steps leading to the first floor landing. Door into the sitting/dining room which is a light and airy room being dual aspect with windows to the front and side aspect. Stone built feature fireplace with open chimney, offering the potential to install a wood burner and flue liner. Kitchen with comprehensive range of floor and wall mounted cupboard and drawer units with rolled worktop over and tiled splashbacks. Stainless steel single drainer sink unit with mixer tap, new free standing electric cooker with extractor hood over, space for tall fridge freezer, wall mounted gas fired central heating boiler, space and plumbing for washing machine, window to the front aspect, built-in storage cupboard, radiator, pedestrian door to the side aspect leading outside. Family bathroom with white suite comprising of a panelled bath unit with mixer tap, pedestal wash hand basin with mixer taps, low level w.c. fully tiled shower cubicle with electric shower and glass door, radiator, two obscure windows to the side aspect. Master bedroom with radiator and window to the side aspect. Double bedroom two/reception room two with radiator and sliding doors leading out to

the conservatory which is of dwarf brick wall construction with windows to all sides and a single door to the side leading out to the rear garden.

First floor landing with sliding doors giving access to eaves storage. Door into double bedroom three/loft room one which has a pedestal wash hand basin, radiator, window to the rear aspect overlooking the rear garden and two further velux roof lights. Loft room two/bedroom four with pedestal wash hand basin, radiator, door to eaves storage and velux roof light. Separate wc.

Outside to the front there is a low wooden picket fence to the front boundary, hedging to the left boundary, hedging and fencing to the right boundary and fencing to the rear boundary. There is a large tarmac driveway providing parking for multiple vehicles, caravan, boat etc, leading up to the two adjoining single garages with up and over doors, windows to the side aspect and the right hand garage has a pedestrian door to the side aspect. The remainder of the front garden is laid to lawn. The rear garden is mainly laid to lawn with well established shrubs and an area of paved patio.

This property is within easy walking distance of the local village shop, pub and woodland walks and is in close proximity to the village of Milford on Sea and New Milton and Lymington High Streets.





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