



38 Wisbech Way, Hordle, SO41 0YQ

£529,950

Mitchells
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*38 Wisbech Way
Hordle
Lymington
Hampshire
SO41 0YQ*

A superbly presented detached family home occupying an excellent position on a popular modern development within easy reach of the highly regarded local school and the village shops. Other features of the property include a large UPVC double glazed conservatory, an ensuite shower room to the master bedroom, two separate reception rooms, a useful utility room, excellent off road parking including space for caravan/boat and a good sized garden to the rear enjoying a sunny southerly aspect.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Cloakroom
- Conservatory
- Landing
- Three Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Store Room
- Off Road Parking
- Private Gardens



The Property

Entrance hall with double glazed front door.

Good sized sitting room with attractive timber effect flooring, UPVC double glazed walk in bay window, stairs to the first floor and a wall mounted contemporary fire.

Separate dining room with attractive timber effect flooring and double glazed sliding doors through to the superb large conservatory with low level cavity brick walls, UPVC double glazed windows, pitched polycarbonate roof, tiled flooring, twin casement doors to outside and a lovely southerly outlook to the rear garden.

Kitchen fitted with a range of white wall and base units with a contrasting timber effect worktop and an inset one and a half bowl sink unit with a mixer tap over, integrated Neff electric oven, four burner gas hob and extractor, integrated Bosch dishwasher, space for fridge, tiled flooring, UPVC double glazed door to outside, wall mounted gas fired boiler concealed in cupboard and a lovely outlook over the rear garden.

Useful separate utility room with a further range of wall and base units with a timber worktop and an inset sink unit with a mixer tap over, space for a washing machine, freezer and tumble dryer, ladder style heated towel rail, extractor fan and tiled flooring.

Ground floor cloakroom fitted with a modern white suite.

Good sized landing with trap to the roof space and airing cupboard.

Three good sized bedrooms, two with built in wardrobes and with the master bedroom benefiting from a modern white ensuite shower room comprising a fully tiled corner shower cubicle, wash basin and WC.

Family bathroom fitted with a white suite comprising a timber panel bath with an independent shower and glass shower screen, wash basin, WC, attractive timber effect flooring and an extractor fan.

Bright and airy accommodation, gas fired central heating and UPVC double glazing.





Gardens & Grounds

The property sits on a fantastic plot which is larger than usual for the development. The front garden has a block paviour driveway providing off road parking for at least four vehicles with the remainder laid to decorative stone.

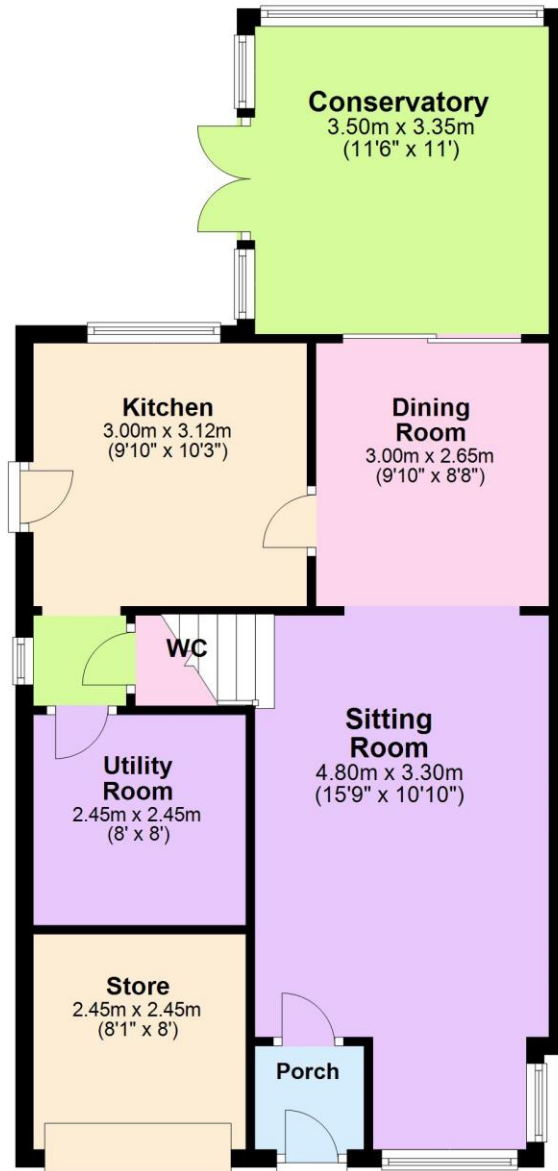
Adjoining the rear of the property is a good sized area of Indian sandstone patio leading to an attractive area of timber decking ideal for outside dining with a lovely view over the small stream which has been made a particular feature through thoughtful landscaping, a good sized area of lawn, timber garden shed, large timber workshop measuring 3.48m x 2.41m with power and light. Along the side of the property is a further area of parking suitable for a caravan or boat, if required.

Services

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating To be confirmed

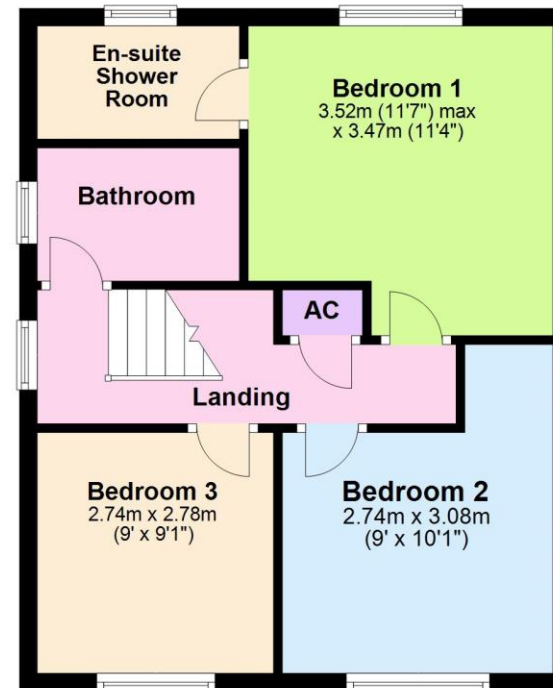
Ground Floor

Approx. 65.6 sq. metres (706.4 sq. feet)



First Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



Total area: approx. 109.1 sq. metres (1174.2 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'
Plan produced using PlanUp.

Situation

Hordle is a small village well situated mid-way between the Georgian town of Lymington and the bustling town of New Milton. It benefits from an Ofsted rated 'Outstanding' primary school and excellent facilities including a pharmacy, a Co-Op, a village pub and a sports ground. With the mainline railway station at New Milton, the attractive town quay at Lymington, good quality eateries including the Royal Oak at nearby Downton, the open forest of the New Forest National Park and Barton on Sea cliff top and beach Hordle is a great choice for your new home.

Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. At the mini-roundabout turn left onto Lymington Road. Continue across the next roundabout and take the second turning left into Hordle Lane. Take the first left into Stopples Lane and the second right into Wisbech Way where the property will be seen after a short distance on the right hand side.





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