



North Breeze, Christchurch Road, Downton, SO41 0LA

£795,000

Mitchells
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*North Breeze
Christchurch Road
Downton
Lymington
Hampshire
SO41 0LA*

This highly impressive four double bedroom detached bungalow has been extended and refurbished in recent years and now offers bright and spacious accommodation. The property has been finished to an extremely high standard and features include an impressive entrance hall, a high specification kitchen/family room, a master bedroom and en-suite, loft room and utility area.

- Entrance Hall
- Sitting Room
- Kitchen/Family Room
- Utility Room
- Four Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Loft Room
- Garden
- Office
- Garage



The Property

Entrance hall with engineered flooring, stairs to first floor landing, telephone point, walk-in airing cupboard with radiator, pressurised hot water cylinder, shelving and hanging space and central heating controls

The kitchen/family room is a particular feature of this property with a bright and airy double aspect and high specification fittings. Integrated appliances include a tall stand up fridge, separate freezer, three ovens, coffee machine, dishwasher, Bosch five burner induction hob with extractor fan over, sink with mixer tap, pull up power points and built in speaker, recess ceiling spotlights, breakfast bar and ample space for two three seater sofas or additional dining table, if required. The sliding patio doors lead out to the patio and rear garden and a double glazed door leads out to the utility area. Glazed double casement doors lead through to the sitting room.

The sitting room has a bright double aspect with two sets of sliding patio doors, TV aerial point, ample space for three/four piece suite and carpeted flooring

Master bedroom is located at the front of the property, has space for king size beds, wardrobes, bedside cabinets and benefits from its own luxury en-suite shower room

The en-suite comprises tiled flooring, fully tiled walls, WC, wall hung wash hand basin with mixer tap over and storage beneath, mirror front medicine cabinet with built in light and double walk-in shower with glass shower screen, thermostatic shower attachments, built in speakers, extractor fan and chrome heated towel rail

Bedroom two is situated at the rear of the property with an outlook over the patio and rear garden, has ample space for king sized bed, wardrobe and additional furniture, has a TV aerial point and carpeted flooring

Bedroom three and four are again lovely sized doubles, one is currently used as a home office

Family bathroom has been beautifully finished with high specification fittings including tiled flooring, fully tiled walls, large panel bath with mixer tap over and handheld shower attachment, wall hung wash hand basin with mixer tap over and storage beneath, WC with hidden cistern, large walk-in shower with glass shower screen and thermostatic shower attachments, built in speakers and chrome heated towel rail

The first floor landing has space for a desk, has a Velux window, two loft rooms, both carpeted, one being a particularly good size and currently used as a playroom with Velux window and built in blind and both have radiators

To the side of the property is an outside utility area with space and plumbing for a washing machine, tumble dryer, work surface and shelving





Gardens & Grounds

To the front of the property is an in/out shingle driveway giving off-road parking for four/five vehicles and giving access to the garage with up and over door power and lighting.

The rear garden is extremely private and secluded with high level fencing and planting. There is a large patio area making it ideal for outside entertaining with the rest of the garden laid to lawn. To the rear of the garden is a home office of timber construction, insulated and with sliding patio doors, power and lighting, data cable, UPVC windows and plenty of built in storage.

Services

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



Ground Floor

Approx. 187.4 sq. metres (2017.0 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.

North Breeze, Christchurch Road, Downton, Lymington

Situation

The property is situated in the very popular Georgian town of Lymington which has its Saturday market and attractive harbour. The New Forest National Park is also within easy reach.

Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road. Continue straight across at the next roundabout and the property will be seen after a short distance after the Royal Oak pub, on the right-hand side.





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