



*27 Firmount Close, Everton, SO41 0JN*

*£575,000*

**Mitchells**  
1963 — TODAY



*27 Firmount Close  
Everton  
Lymington  
Hampshire  
SO41 0JN*

This highly deceptive four double bedroom family home is ideally situated in the heart of the highly sought after village of Everton and within walking distance of the local pub and shop. The property offers spacious and versatile accommodation with features including a kitchen/dining room, a separate utility, ground floor double bedroom with ensuite, first floor master bedroom with ensuite and dressing room, spacious driveway and a south facing garden. The property must be viewed to fully appreciate the size and the accommodation on offer.

- Entrance Porch
- Sitting Room
- Hallway
- Kitchen/Dining Room
- Utility
- Ground Floor Cloakroom
- Ground Floor Double Bedroom
- Ensuite Shower Room
- First Floor Landing
- Three First Floor Double Bedrooms
- Family Bathroom
- Dressing Room
- Ensuite Bathroom
- Driveway
- Secluded Garden



# The Property

Entrance porch with UPVC window, Velux window, recess ceiling spotlights and useful coat hooks and storage.

Entrance hall with tiled timber effect flooring, stairs to first floor landing and ground floor cloakroom.

The ground floor cloakroom has a wall hung wash hand basin with mixer tap over, WC with hidden cistern, mirror and a continuation of the timber effect flooring.

The kitchen/dining room is a particular feature of this property with a fantastic range of modern kitchen wall and base units with a contrasting quartz worktop, butler sink with mixer tap over and drainer, built in appliances include a four burner induction hob with extractor fan over, eye level double oven, space and plumbing for an American style fridge freezer, ample space for a four to six seater table and chairs, TV aerial point, UPVC window and double casement doors leading out to the rear garden.

The separate utility room has white gloss wall and base units with a contrasting quartz effect worktop, stainless steel sink with mixer tap over and drainer, a great range of storage cupboards one housing the washing machine and the other housing the modern Worcester combination boiler and central heating controls, UPVC window and UPVC door leading out to the garden.

The sitting room is situated at the front of the property and is a lovely size with a large UPVC window to the front, TV aerial point, feature fireplace and ample space for three piece suite.

The ground floor double bedroom is situated to the front of the property with ample space for a double bed, has a useful study area, an open fronted wardrobe and its own ensuite shower room.

The ensuite comprises of a corner shower cubicle with thermostatic shower attachments, WC with hidden cistern, wall hung wash hand basin with tiled splash back, mirror fronted medicine cabinet and UPVC window.

On the first floor landing is a hatch to roof space and an airing cupboard with a great range of slated shelving.

The family bathroom has been recently refitted with a luxury modern suite comprising a P shaped bath with mixer tap over, thermostatic shower attachments, glass shower screen, WC, wash hand basin with mixer tap over and storage beneath, tiled flooring, fully tiled walls and UPVC window.

The master bedroom is an extremely spacious room with ample space for a king sized bed, a wall mounted TV point, UPVC window and Velux window making it extremely bright.

Separate dressing room with a great range of built in wardrobes, dressing table and an outlook over the rear garden.

The ensuite bathroom has been recently fitted with tiled flooring, fully tiled walls and a modern suite comprising a free standing bath with mixer tap over, a wall in double shower with thermostatic shower attachments, wash hand basin with mixer tap over and storage beneath and a WC with hidden cistern.

First floor bedrooms two and three are great sized double bedrooms giving ample space for king sized beds and wardrobes with bedroom two enjoying an outlook over the rear garden.

There are solar panels at the property which are owned outright.





## *Gardens & Grounds*

To the front of the property is a large stone driveway giving off road parking for three to four vehicles with the rest laid to borders surrounded by a high level wall and fencing.

The rear garden has a sunny southerly aspect and has been hard landscaped for ease of maintenance with a raised patio area, mature beds, high level fencing and with the rest of the garden laid to artificial grass.

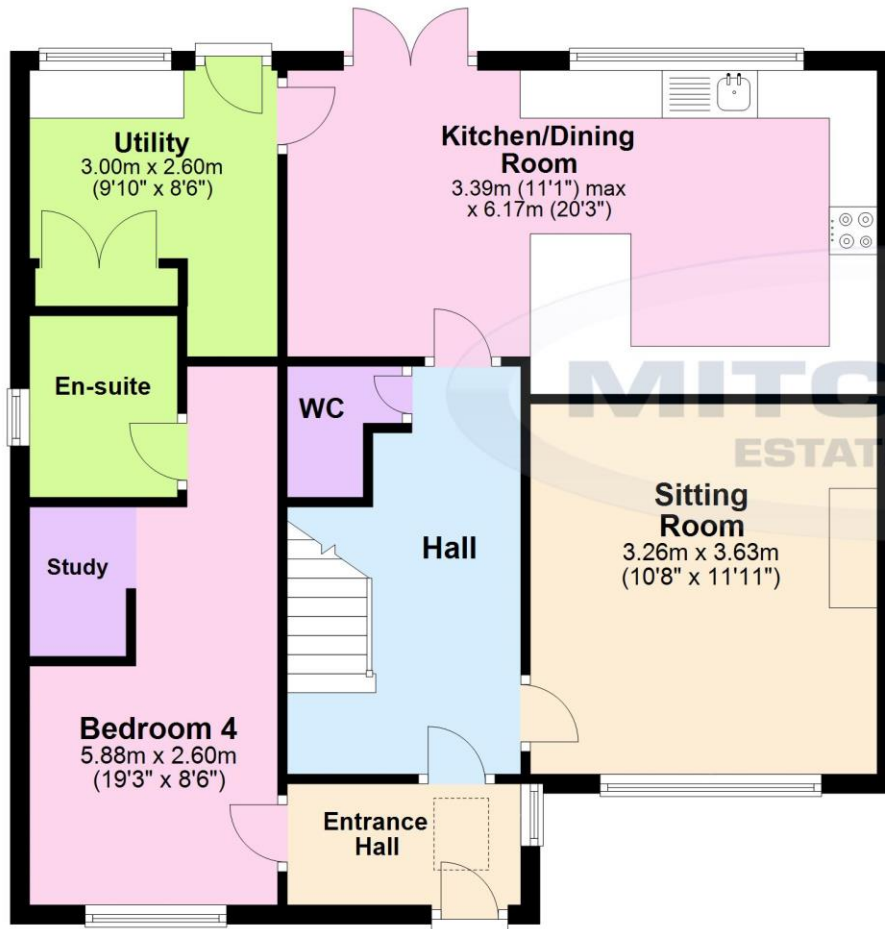


## *Services*

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

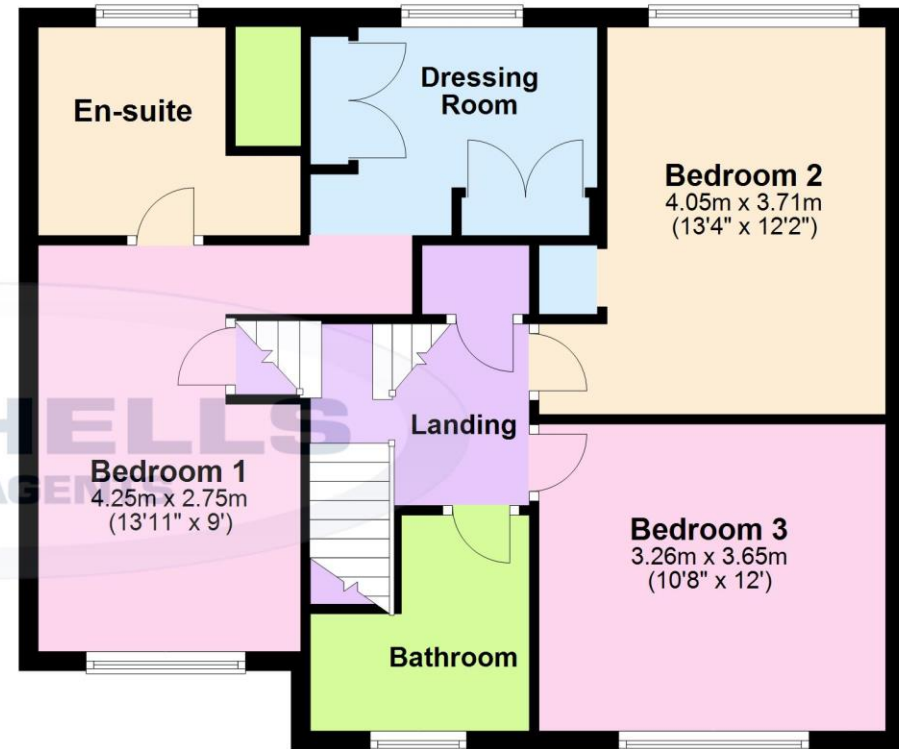
## Ground Floor

Approx. 70.1 sq. metres (754.6 sq. feet)



## First Floor

Approx. 63.5 sq. metres (683.7 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.

**27 Firmount Close, Everton, Lymington**

## Situation

Everton is a small village well situated mid-way between the Georgian town of Lymington and the bustling town of New Milton. It benefits from a village pub, village store and recreation 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 Milford On Sea cliff top and beach Everton is a great choice for your new home.

## Directions

From Mitchells turn right at the traffic lights and proceed down Station Road. Upon reaching the mini roundabout turn left, after approximately 3 miles turn left into Old Christchurch Road, turn into Centre Lane, first right into Firmount Close and the property will be seen on the right hand side.





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