



47 Paddock Gardens, Lymington, SO41 9ES

£599,950

Mitchells
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*47 Paddock Gardens
Lymington
Hampshire
SO41 9ES*

An immaculately maintained and superbly presented four bedroom detached house occupying an excellent position on the fringe of a sought after development located within easy reach of Lymington town centre and the local schools. Features of this fantastic house include a lovely double aspect sitting room with an attractive wooded outlook, an en-suite shower room to the main bedroom, separate dining room with casement doors onto the beautiful gardens, a good sized kitchen/breakfast room, a separate utility room, a garage adjoining the plot, two additional off road parking spaces, beautifully laid out gardens and an internal viewing is strongly recommended to fully appreciate the property.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Landing
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Single Garage
- Two Off Road Parking Spaces



The Property

Entrance hall with stairs to the attractive galleried landing.

Lovely double aspect sitting room with a pleasant private outlook with wooded backdrop.

Separate double aspect dining room with twin UPVC double glazed doors to the patio and a lovely private outlook over the rear garden.

Good sized kitchen/breakfast room fitted with a range of white wall and base units with a contrasting grey stone effect worktop and an inset one and a half bowl sink unit with mixer tap over, integrated electric oven, gas hob and extractor, space for dishwasher, fridge and separate freezer, a lovely outlook over the rear garden, recess ceiling spotlights and ample room for breakfast table.

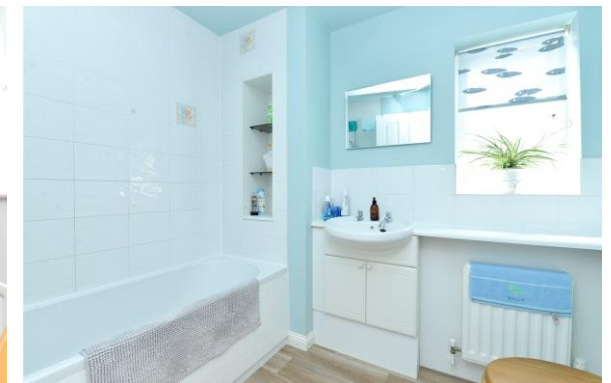
Useful separate utility room with further wall and base units with a grey worktop and an inset sink unit with mixer tap over, space and plumbing for washing machine, double glazed door to outside and a large under stairs storage cupboard.

Ground floor cloakroom fitted with a white suite.

Attractive galleried landing with trap to the roof space and large airing cupboard.

Four bedrooms with the master bedroom having a lovely private wooded outlook and an en-suite shower room fitted with a white suite comprising a fully tiled shower cubicle with a thermostatic control shower, wash basin with storage beneath, WC, attractive timber effect flooring, recess ceiling spotlights and ceiling vent grill.

Family bathroom fitted with a modern white suite comprising a panel bath with an independent shower over and glass shower screen, wash basin with storage beneath, WC, recess ceiling spotlights and ceiling vent grill.





Gardens & Grounds

The property sits on an attractive corner plot with textured paved pathways, a covered entrance porch and two private car parking spaces, one to the left of the property and another in front of the garage.

The main garden has a good sized area of textured paved patio with attractive brick edging, a small area of well-kept lawn, well stocked and colourful flower and shrub borders, a timber gate providing access to the front and all enjoying a good degree of privacy and seclusion.

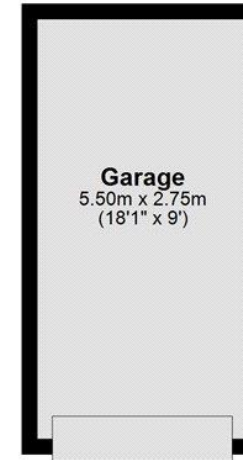
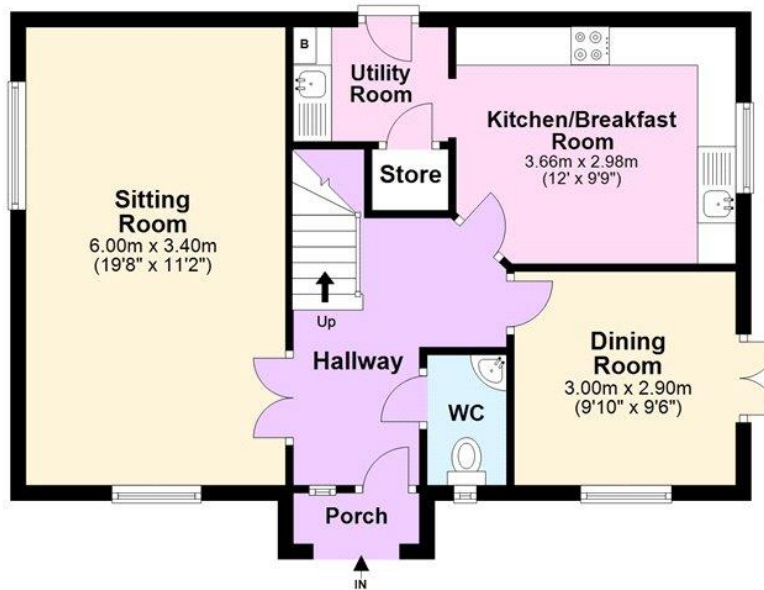
Single garage with an up and over door, power, light, a pitched roof and a UPVC glazed door providing access from the garden.



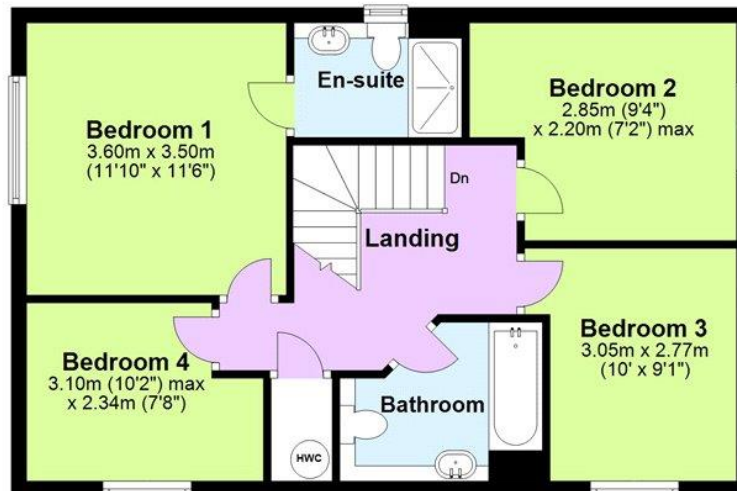
Services

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

Ground Floor



First Floor



Approx Gross Internal Areas

House: 111.5 sqm / 1199.9 sqft
 Garage: 15.6 sqm / 167.9 sqft

**Total Approx Gross Area:
 127.1 sqm / 1367.8 sqft**

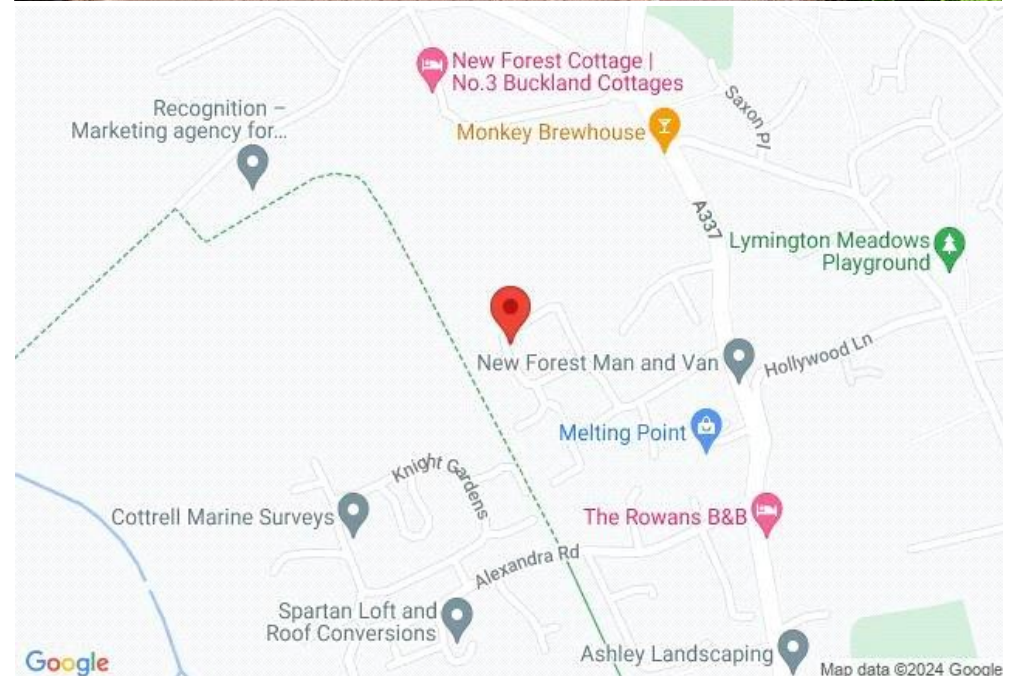


Situation

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

Turn right at the traffic lights from Mitchells and continue along Station Road. Turn left at the roundabout onto Lymington Road. Continue across at the next roundabout. Continue on the A337 towards Lymington. Upon reaching the Pennington Cross roundabout, take the second left. Continue straight through the crossroads and the entrance to Paddock Gardens will be seen after approximately a quarter of a mile on the left hand side.





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