



32 Wisbech Way, Hordle, SO41 0YQ

£579,000

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

An immaculately presented four bedroom detached family house occupying a prime position on this popular development in a peaceful location within the sought after village of Hordle. The property has been comprehensively modernised and updated in recent years and other features include a stunning large kitchen/dining room, a modern cloakroom, family bathroom and en-suite shower room, private gardens and a lovely outlook to the front. An internal viewing is strongly recommended to fully appreciate the quality of the property.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Landing
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Garage
- Off Road Parking
- Private Gardens



The Property

Entrance hall with attractive timber effect tiled flooring, double glazed front door, stairs to the first floor and under stairs storage cupboard.

Lovely double aspect sitting room with a lovely private outlook to the front and a feature fireplace with a marble backing and hearth and open fire.

Stunning large kitchen/dining room with the kitchen area having an excellent range of newly installed solid oak wall and base units with soft closing drawers and doors and oak worktops with an undermounted sink unit with mixer tap over, integrated electric oven, gas hob and extractor, dishwasher, breakfast bar, attractive timber effect tiled flooring, recess ceiling spotlights, a good sized dining area with ample room for family dining table and twin double glazed casement doors onto the decking and rear garden.

Useful separate utility room with a further range of built in units with a contrasting worktop and an inset sink unit, space for tall fridge freezer, washing machine and tumble dryer, attractive floor tiling, wall mounted gas fired boiler and a UPVC double glazed door to outside.

Ground floor cloakroom fitted with a white suite.

First floor landing with airing cupboard and trap to the roof space.

Four first floor bedrooms, three of which are double bedrooms and two of which have built in bedroom furniture.

The master bedroom benefits from an en-suite shower room fitted with a white suite comprising a fully tiled shower cubicle with thermostatic control shower, wash basin, WC, chrome ladder style heated towel rail, attractive floor tiling and an extractor fan.

Family bathroom fitted with a white suite comprising a panel bath with a mixer tap and independent shower over and glass shower screen, wash basin, WC, chrome ladder style heated towel rail and an extract fan.

All windows and external doors replaced in 2023.





Gardens & Grounds

The front garden is laid almost entirely to block paviour driveway providing excellent off road parking with a further shingled area of off road parking and a longer than usual single garage with work bench space.

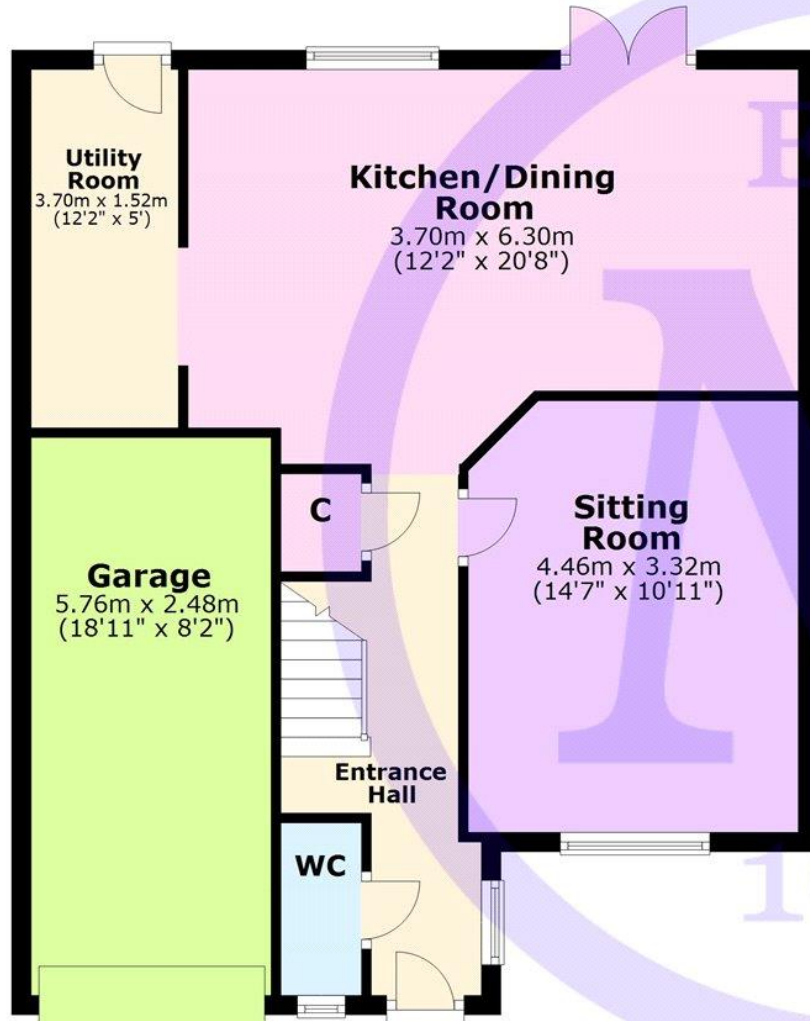
Adjoining the rear of the property is an area of raised timber decking leading to the mainly lawned rear garden with twin timber garden sheds, a timber gate providing side access and enjoying a good degree of privacy and seclusion.

Services

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

Ground Floor

Approx. 70.2 sq. metres (755.5 sq. feet)



First Floor

Approx. 60.3 sq. metres (649.0 sq. feet)



Total area: approx. 130.5 sq. metres (1404.5 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.

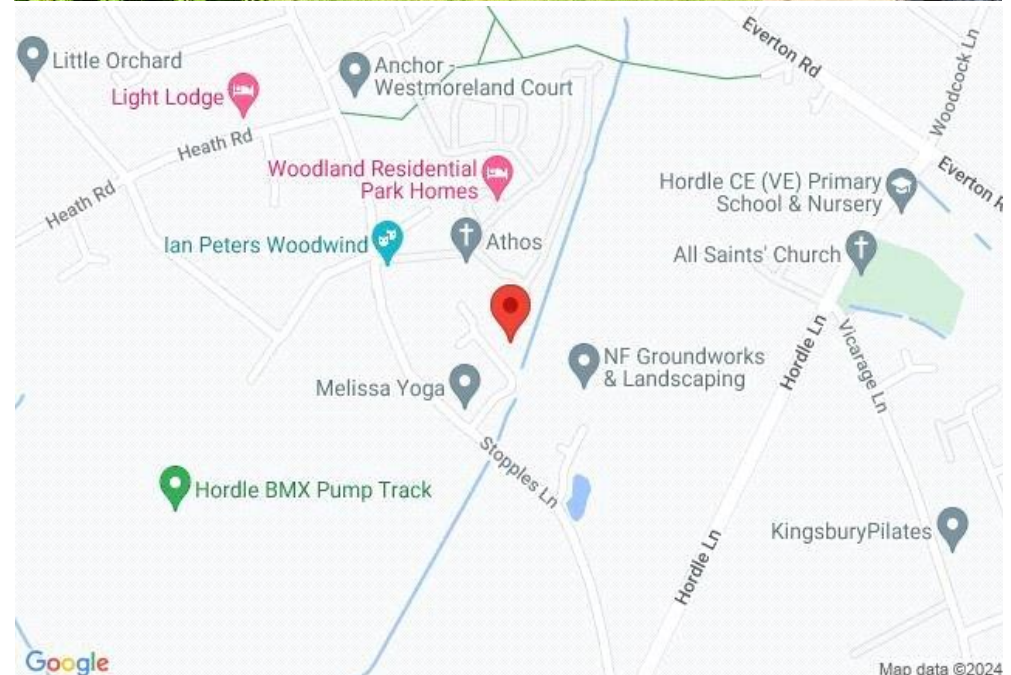
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Situation

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 roundabout turn left onto Lymington Road. Continue across at the next roundabout. Take the second turning left into Hordle Lane. Take the first left into Stopples Lane. Take the second right into Wisbech Way and bare round to the left where the property will be found on the right hand side.





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