



56 Paddock Gardens, Lymington, SO41 9ES

£665,000

Mitchells
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*56 Paddock Gardens
Lymington
Hampshire
SO41 9ES*

A fantastic four bedroom detached family home that has been modernised and remodelled in recent years and situated in a prime position overlooking an open green on this sought after modern development within easy reach of both Lymington town centre and the local schools. Other features of the property include a superb double aspect kitchen/dining room with casement doors onto the rear garden, a useful separate utility room, a recently installed and luxurious en-suite shower room to the master bedroom, a lovely double aspect sitting room with an attractive outlook over the green, well landscaped gardens and an internal viewing is highly recommended.

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



The Property

Entrance hall with attractive timber effect flooring and stairs to the first floor.

Lovely double aspect sitting room with feature timber flooring, a double aspect taking full advantage of the lovely views over the green and a gas woodburning effect stove.

Fantastic kitchen/dining room with an excellent range of modern wall and base units with soft closing drawers and doors and oak worktops and breakfast bar, one and a half bowl sink unit with mixer tap over, electric oven, gas hob and extractor fan, dishwasher, timber effect flooring, recess ceiling spotlights, under cupboard lighting, a double aspect, ample room for dining table, twin casement doors onto the decking and a lovely outlook over the rear garden.

Useful separate utility room with a further range of wall and base units with an oak worktop and an inset one and a half bowl sink unit with mixer tap over, space for washing machine and tall fridge freezer, large understairs storage cupboard and a double glazed door to outside.

Ground floor cloakroom fitted with a white suite.

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

Four first floor bedrooms with the master bedroom benefitting from a lovely outlook over the green and a recently installed and luxurious wet room comprising a large shower cubicle with thermostatic control shower and glass shower screen, wash basin with storage beneath, WC, fully tiled walls and floor, recess ceiling spotlights and a chrome ladder style heated towel rail.

Family bathroom fitted with a white suite comprising a panel bath with an independent shower over, wash basin with storage beneath, WC, part tiled walls, recess ceiling spotlights, timber effect flooring and an extractor fan.





Gardens & Grounds

The property sits on a superbly landscaped plot with the front and side gardens having raised flower and vegetable beds with the remainder laid mainly to shingle. A paved pathway leads to the covered porch and front door.

Adjoining the rear of the property is an area of raised decking with the remainder laid mainly to lawn with raised sleeper borders, timber pergola and direct access to the single garage which has an up and over door, power and light and a further parking space to the front.



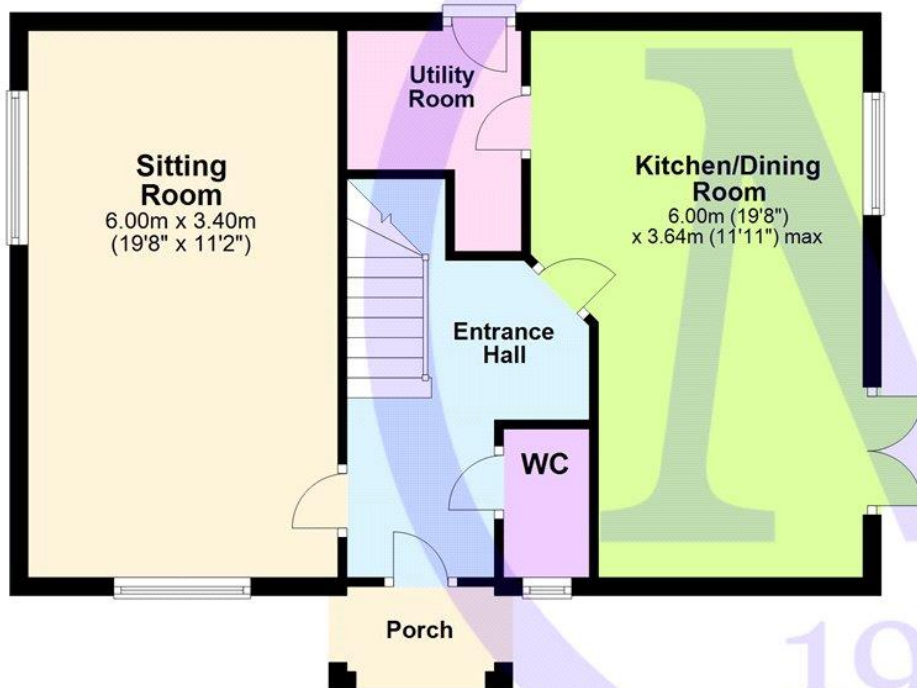
Services

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

EST.

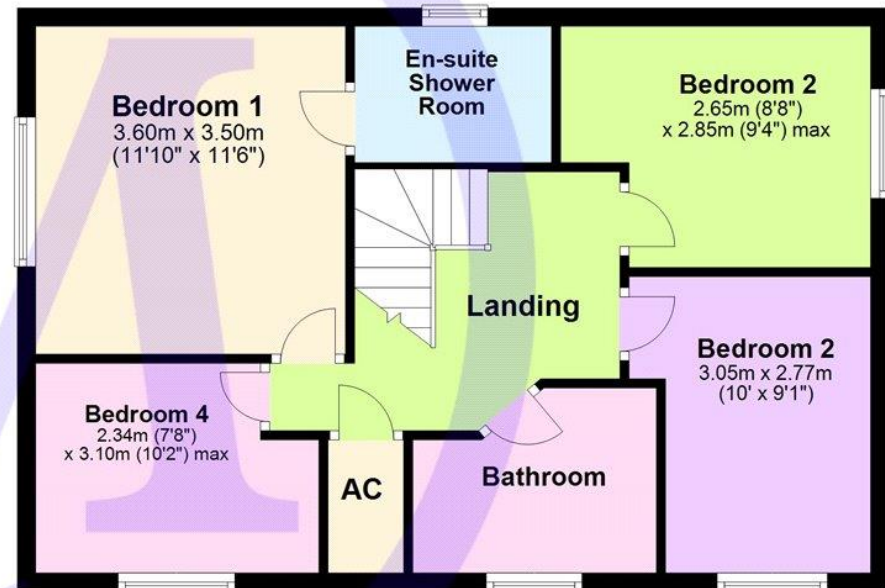
Ground Floor

Approx. 56.5 sq. metres (608.6 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.4 sq. feet)



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Total area: approx. 110.6 sq. metres (1191.0 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.'

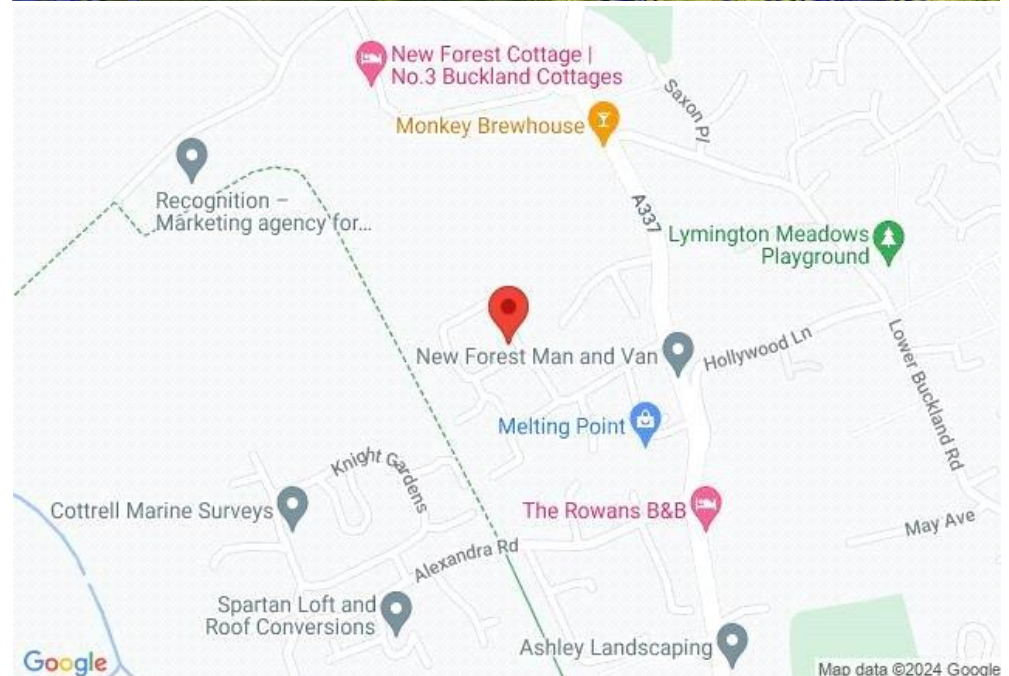
Plan produced using PlanUp.

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 exit. Continue straight through the crossroads into Southampton Road. Continue across the mini roundabout and take the first turning left into Paddock Gardens. Bare right and the property will be seen ahead of you overlooking the green.





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