



52 Knightcrest Park, Milford Road, Everton, SO41 0BA

£220,000

**Mitchells**  
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*52 Knightcrest Park  
Milford Road  
Everton  
Lymington  
SO41 0BA*

One of the larger 46 x 20 park homes situated on this highly regarded development, the property is immaculately presented throughout. Other features include off-road parking for two vehicles, a superb large double aspect sitting room with a separate dining room, an en-suite bathroom to the master bedroom, a good sized kitchen with a separate utility room, private gardens, and excellent decorative order throughout.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Inner Hall
- Two Bedrooms
- En-Suite Bathroom
- Shower Room
- Off-Road Parking
- Private Gardens
- Ground Rent: £264 PM



# *The Property*

Entrance hall with a UPVC double glazed front door and a large storage cupboard.

Superb double aspect sitting room with UPVC double glazed bay windows and a corner fireplace with a stone backing and hearth, along with an inset flame effect electric fire.

Separate dining room adjoining the kitchen, with twin UPVC double glazed doors leading outside.

Lovely kitchen fitted with a range of timber effect wall and base units, a contrasting worktop, an inset one and a half bowl sink unit with mixer tap, an integrated double electric oven, electric hob and extractor, part tiled walls, an integrated fridge and separate freezer, and an archway leading through to the useful separate utility room.

The utility room offers space and plumbing for a washing machine, additional storage units, a modern wall mounted Worcester gas fired boiler concealed in a cupboard, and a UPVC double glazed door to the outside.

Inner hall with a trap to the roof space, and an airing cupboard.

Two double bedrooms, both with built-in wardrobes.

En-suite bathroom to the master bedroom comprising a corner bath, a wash basin, a WC, and an extractor fan.

Shower room comprising a fully tiled corner shower cubicle, a wash basin with storage beneath, a WC, and an extractor fan.

Excellent decorative order throughout and an internal viewing is strongly recommended.





## Gardens & Grounds

The property sits on an easily maintained plot, with the front garden laid mainly to lawn for ease of upkeep.

A block paved effect driveway extends along the side of the property, providing off-road parking for two vehicles.

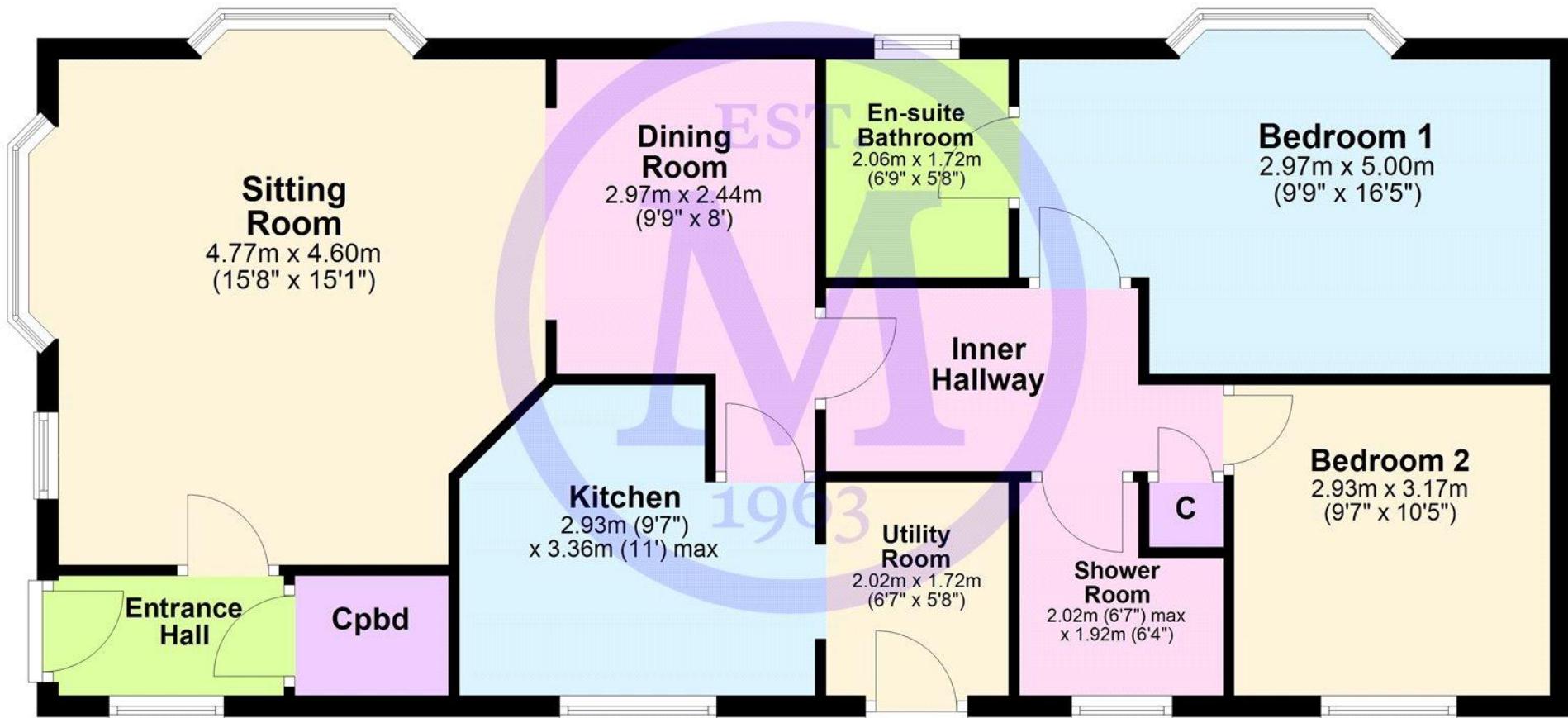
The rear garden is laid mainly to lawn, with mature and well stocked borders, a useful garden storage shed, and a sunny southerly aspect.

## Services

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

## Floor Plan

Approx. 85.6 sq. metres (921.1 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.

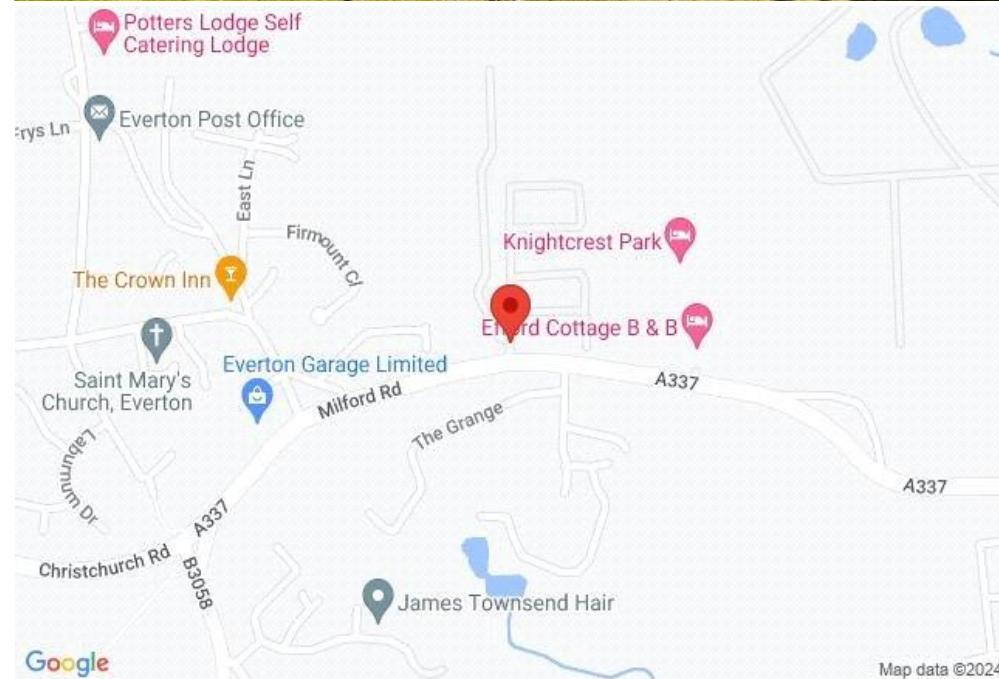
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## *Situation*

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 along Station Road. Upon reaching the roundabout, turn left onto Lymington Road. Continue straight at the next roundabout and travel for approximately four miles. After passing the Hyundai garage on the left hand side, the entrance to Knightcrest Park will be seen shortly on the left.





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