



33 Rodbourne Close, Everton, SO41 0LW

£385,000

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*33 Rodbourne Close
Everton
Lymington
Hampshire
SO41 0LW*

A superb two double bedroom semi-detached bungalow extended and modernised in recent years and now benefitting from a superb large orangery with bifold doors onto the rear garden, a modern kitchen and shower room, an en-suite cloakroom, a larger than average plot, a large garden store room and a sunny south westerly aspect to the rear. An internal viewing is strongly recommended to fully appreciate the size and quality of the property.

- Porch
- Sitting Room
- Kitchen
- Orangery
- Inner Hall
- Two Double Bedrooms
- Shower Room
- En-Suite Cloakroom
- Garage
- Large Gardens



The Property

Entrance porch with UPVC double glazed front door and tiled flooring.

Lovely sitting room with a feature UPVC double glazed bay window to the front aspect.

Kitchen fitted with a range of modern wall and base units with soft closing drawers and doors, oak worktops, undermounted butler sink with mixer tap over, space for range style cooker with extractor over, integrated dishwasher, fridge, separate freezer and washing machine, under cupboard lighting, tiled walls, recess ceiling spotlights and attractive timber flooring.

Stunning triple aspect orangery with large roof lantern providing an abundance of light, contemporary radiators, attractive timber flooring, a private outlook over the gardens and bi-fold doors onto the patio and rear garden.

Inner hall with trap to the roof space.

Two double bedrooms with the master bedroom having an en-suite cloakroom fitted with a modern white suite.

Fully tiled shower room fitted with a luxury white suite comprising a large shower cubicle with glass shower screen, wash basin with storage beneath, WC, tiled flooring, recess ceiling spotlights and an extractor fan.





Gardens & Grounds

The property sits on a much larger plot than usual for Rodbourne Close with the front garden laid mainly to well kept lawn with flower and shrub borders.

Adjoining the rear of the property is an area of Indian sandstone patio leading to a well kept area of lawn. The garden continues along the side of the property with two separate timber gates providing side access and access to the garden area.

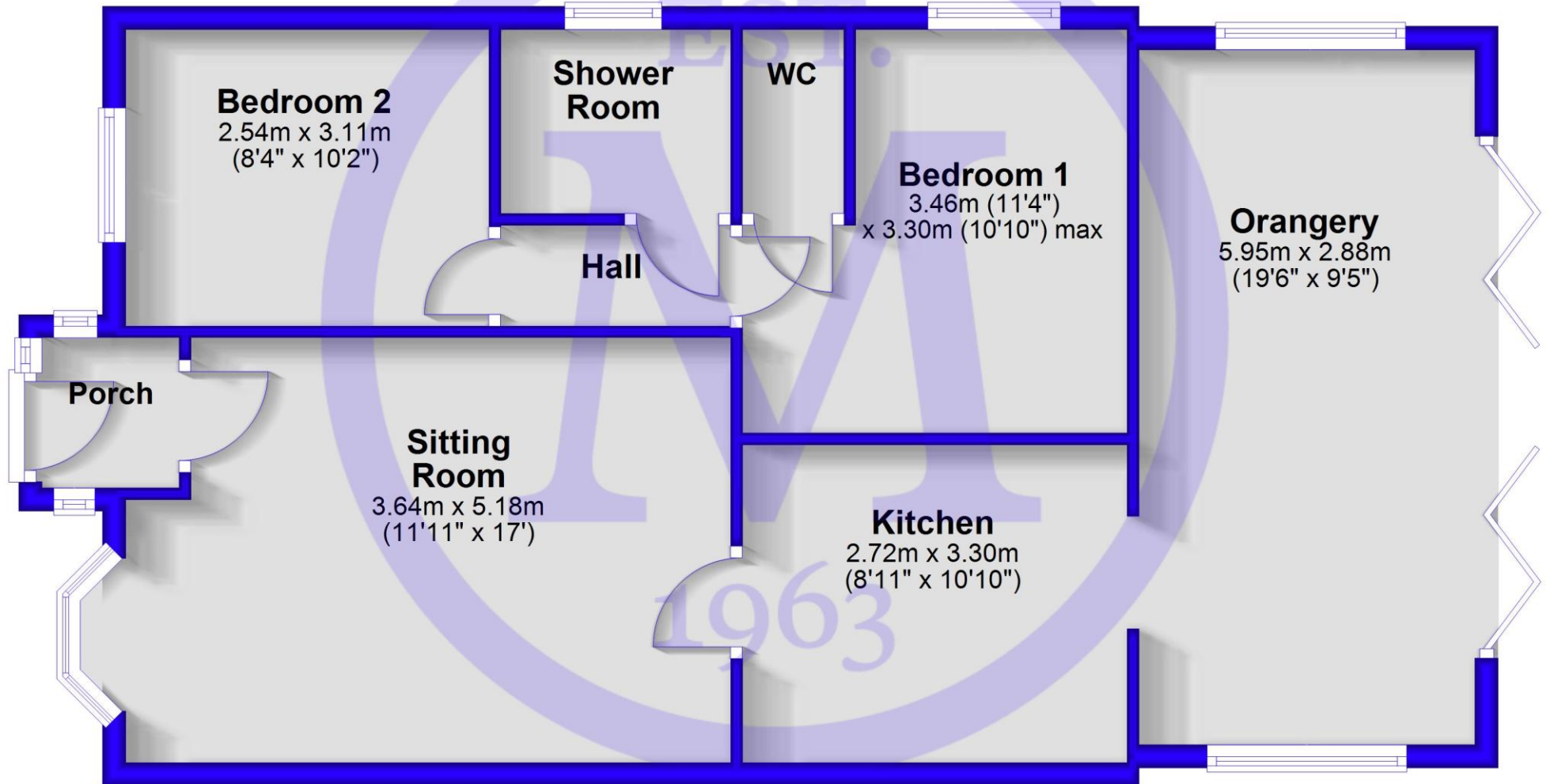
Large garden store room with power, light, worktop with storage units beneath and space for a fridge, tumble dryer, etc.

Services

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

Floor Plan

Approx. 72.6 sq. metres (781.2 sq. feet)



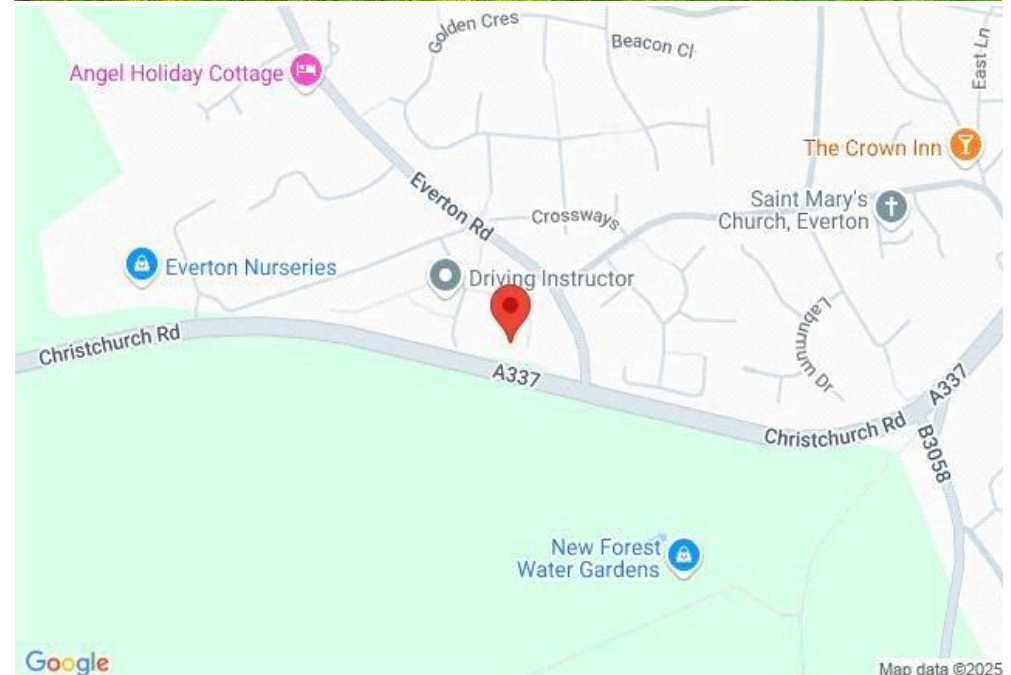
Total area: approx. 72.6 sq. metres (781.2 sq. feet)

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. At the roundabout turn left onto Lymington Road. Continue across at the next roundabout and travel for approximately three miles. Having passed Everton Nurseries, turn left into Old Christchurch Road. Take the first left into Farmers Walk. Take the next left into Rodbourne Close and continue around to the left where the property will be found on the left hand side.





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