



*10 Samphire Close, Lymington, SO41 9LR*

*£385,000*

**Mitchells**  
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*10 Samphire Close  
Lymington  
Hampshire  
SO41 9LR*

A superbly presented semi-detached family house, situated on a popular modern development and comprehensively modernised and updated in recent years. Other features of this fantastic house include two reception rooms, a luxury kitchen, a superb UPVC double glazed conservatory, beautifully landscaped and private gardens, an adjoining single garage, off road parking, and excellent decorative order throughout. The house was originally a three bedroom property; however, the current vendor has altered the layout to create two large bedrooms.

- Porch
- Sitting Room
- Conservatory
- Dining Room
- Kitchen
- Landing
- Three Bedrooms
- Bathroom
- Garage
- Off Road Parking
- Landscaped Gardens



## The Property

Entrance porch with a UPVC double glazed front door and low level storage.

Lovely sitting room with engineered oak flooring, stairs to the first floor, and an arch leading through to the separate dining room, which has a continuation of the engineered oak flooring and an outlook over the rear garden.

Luxury kitchen fitted with a range of high quality wall and base units, soft closing drawers and doors, a contrasting composite stone worktop, and an inset one and a half bowl sink unit with a mixer tap. Integrated appliances include an electric oven, hob, extractor, and Neff microwave. There is space for a tall fridge/freezer, along with tiled flooring and attractive wall tiling.

Superb large UPVC double glazed conservatory with a glass roof, timber effect flooring, sliding doors onto the patio, and a lovely private outlook over the rear garden.

First floor landing with a trap to the roof space and an airing cupboard housing a wall mounted gas fired boiler.

Good sized master bedroom with a built-in double wardrobe.

Bedrooms two and three are currently knocked together, forming another large double bedroom. They could easily be reconverted into two separate bedrooms if required.

Fully tiled bathroom fitted with a modern white suite comprising a panel bath with an independent shower over, a glass shower screen, a wash basin with storage beneath, a WC, recessed ceiling spotlights, and timber effect flooring.





## *Gardens & Grounds*

The property sits on a beautifully landscaped corner plot, with the front garden laid mainly to decorative stone and mature hedging providing privacy from the road.

A timber gate provides access to the side garden, which features an area of raised timber decking, ideal for outside dining.

Adjoining the rear of the property are attractive brick pathways and a patio area, along with well stocked and colourful flower and shrub borders, all enjoying a good degree of privacy.

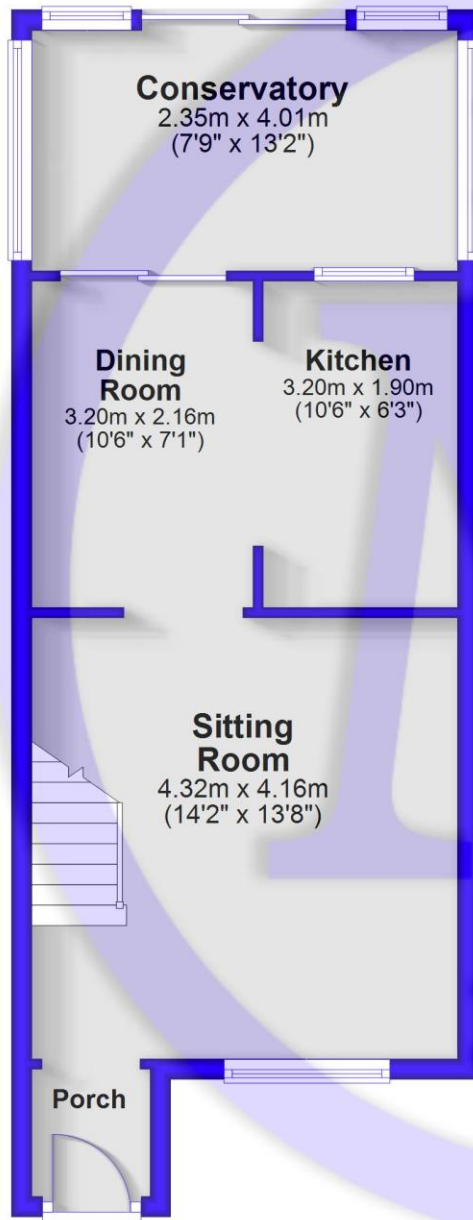
A driveway leads to the single garage, which has a pitched roof, an electric up and over door, power, lighting, and a personal door leading through to the rear garden.

## *Services*

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

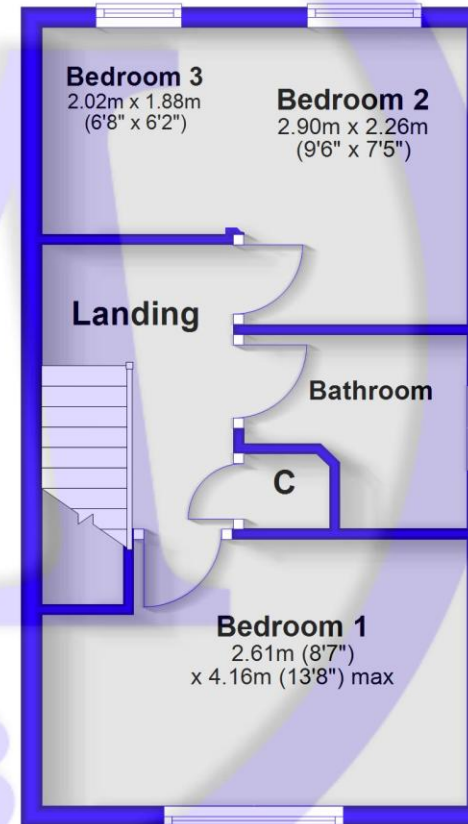
## Ground Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



## First Floor

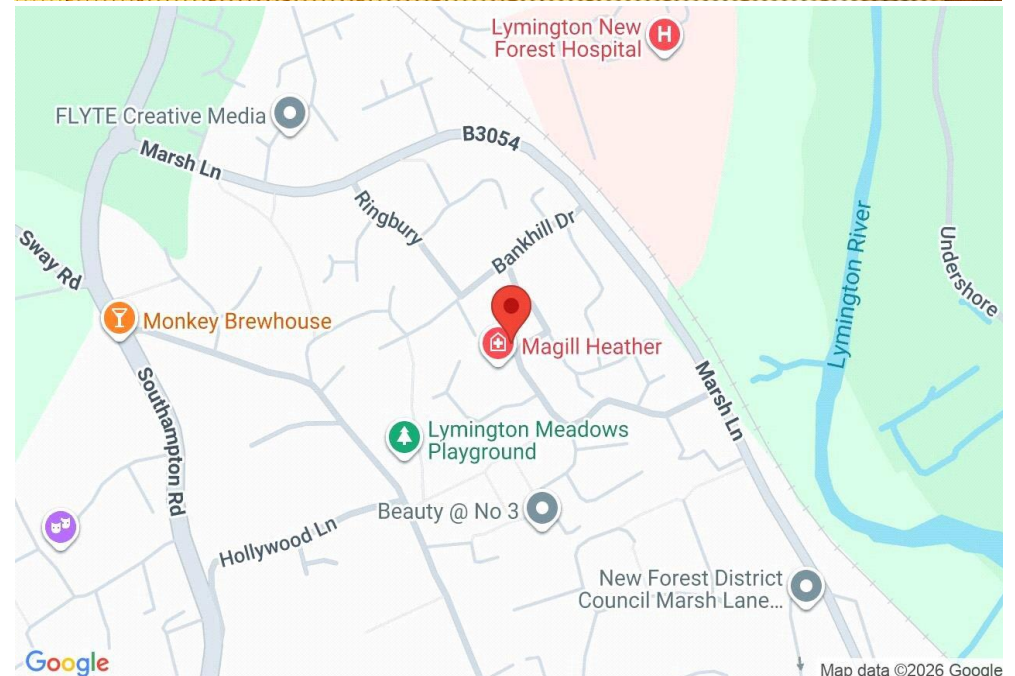
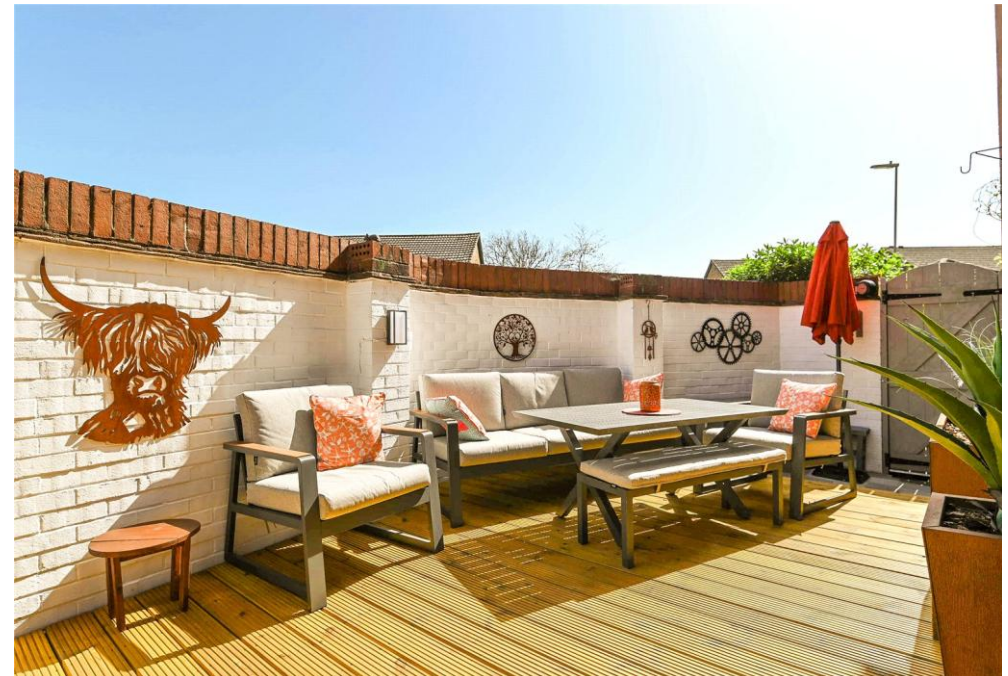
Approx. 31.9 sq. metres (343.5 sq. feet)



Total area: approx. 75.0 sq. metres (807.4 sq. feet)

## Situation

Lymington is a charming Georgian market town, renowned for its picturesque harbour and bustling Saturday market. Offering a vibrant mix of independent shops, cafes, and high-quality restaurants, Lymington exudes both character and convenience. The town is perfectly positioned on the edge of the New Forest National Park, providing easy access to beautiful countryside walks, cycling routes, and outdoor activities. With excellent transport links, including a mainline railway station connecting to London, as well as proximity to the stunning coastline, Lymington remains one of the most desirable places to live on the south coast.





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