



33B South Street, Pennington, SO41 8EA

£499,950

Mitchells
1963 — TODAY



*33B South Street
Pennington
Lymington
Hampshire
SO41 8EA*

A brand new, high specification two bedroom detached bungalow built by highly regarded local developers, Merryfield, forming part of a small and select development of just two properties in this convenient yet tucked away location. The property comes with a ten year structural warranty for peace of mind. Other features include a superb, large sitting/dining room with bi-fold doors onto the garden, a luxury German kitchen with high end integrated appliances, underfloor heating and an air source heat pump, fully landscaped gardens, off road parking for two vehicles, and a luxury bathroom. An internal viewing is highly recommended to fully appreciate the quality of the property.

- Brand New
- High Specification
- Spacious Sitting/Dining Room
- High Quality Kitchen
- Two Double Bedrooms
- Luxurious Family Bathroom
- Separate WC
- 10 Year Building Warranty
- EV Charging Point
- Underfloor Heating
- Air Source Heat Pump
- Ready For Occupation



The Property

Entrance hall with double glazed front door, recessed ceiling spotlights, trap to the roof space, and attractive timber effect flooring.

Superb, large sitting/dining room benefiting from a double aspect, recessed ceiling spotlights, bi-fold doors onto the patio and rear garden, and a cupboard housing the air source heat pump controls and an unvented hot water cylinder.

High quality kitchen fitted with a range of light grey wall and base units with soft closing drawers and doors, contrasting dark grey stone effect worktops, and an inset Blanco sink unit with mixer tap. Integrated Bosch appliances include an electric oven, combination oven, fridge, separate freezer, touch control induction hob, extractor fan, dishwasher, and space for a washing machine/tumble dryer. There is under cupboard lighting, recessed ceiling spotlights, and an outlook over the rear garden.

Two double bedrooms, one benefiting from a bay window.

Spacious bathroom fitted with a high quality white suite comprising a tiled panel bath with mixer tap and shower attachment over, a wash hand basin with storage beneath, a WC, a separate large shower cubicle with thermostatically controlled shower, attractive tiling, timber effect flooring, extractor fan, recessed ceiling spotlights, chrome ladder style heated towel rail, and automatic lighting.

Cloakroom fitted with a luxury white suite comprising a WC, wash hand basin with mixer tap and storage beneath, attractive wall tiling, extractor fan, recessed ceiling spotlights, timber effect flooring, and a chrome ladder style heated towel rail.

Underfloor heating throughout with individual room thermostats and an air source heat pump.

The property is available for immediate occupation.





Gardens & Grounds

The property sits on fully landscaped gardens, with the front garden featuring a double width driveway providing off road parking, an EV charging point, and an additional allocated parking space opposite.

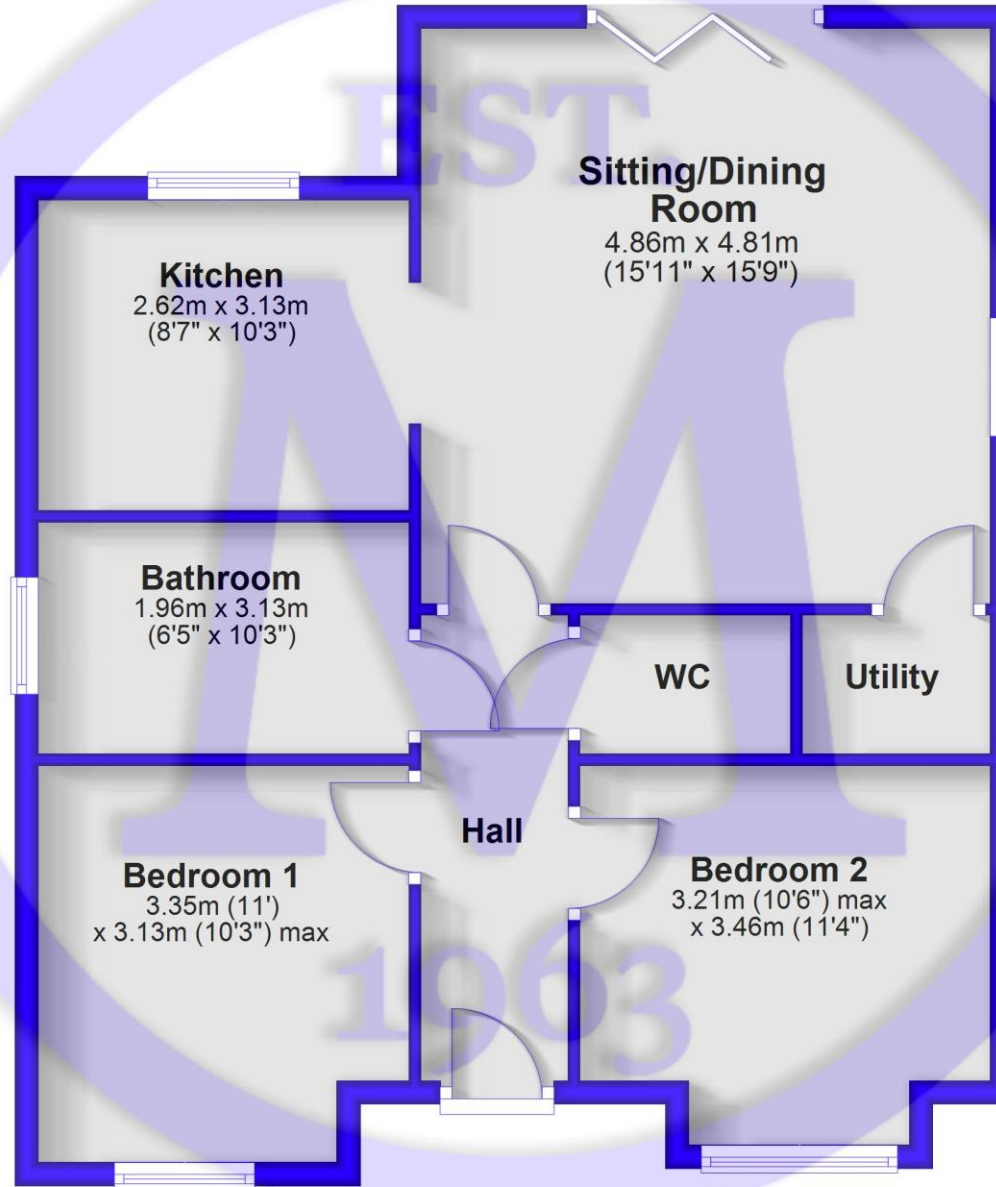
Adjoining the rear of the property is an area of paved patio with decorative brick edging, an artificial lawn area, close boarded timber fencing, and a timber side gate.

Services

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

Floor Plan

Approx. 69.5 sq. metres (748.1 sq. feet)



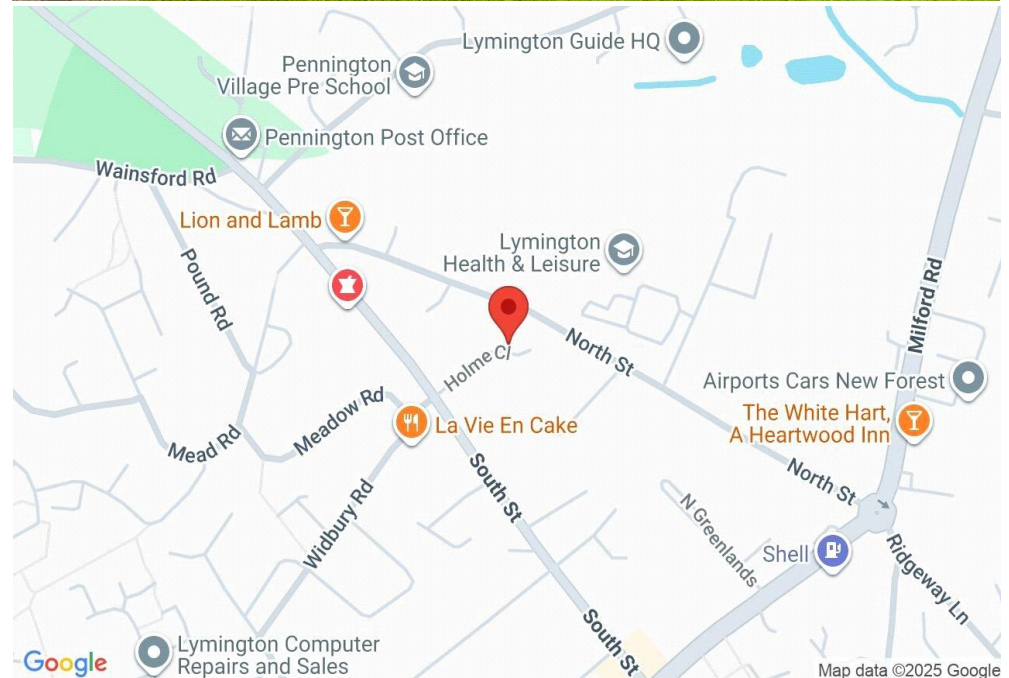
Total area: approx. 69.5 sq. metres (748.1 sq. feet)

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.

Directions

From Mitchells, turn right at the traffic lights and proceed along Station Road. Upon reaching the roundabout turn left onto Lymington Road and continue across the next roundabout and travel for approximately five miles. Upon reaching the village of Pennington, turn left onto South Street where the driveway leading to the property will be found on the right hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

Mitchells
1963 — TODAY

