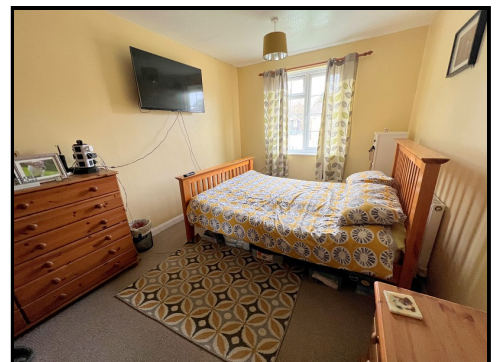




10 Pamplyn Close, Lymington, Hampshire. SO41 9LD

Guide Price £475,000



Ross Nicholas & Company Limited
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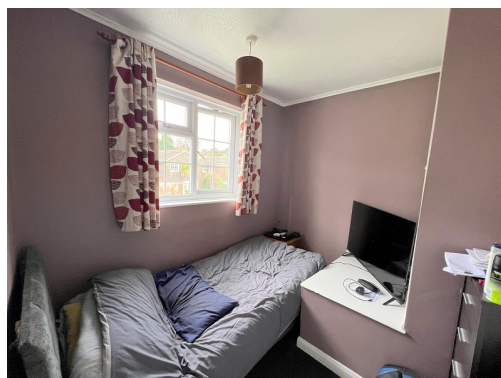




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Guide Price £475,000

A spacious four bedroom detached house located in a popular residential area and benefiting from numerous features including Entrance Porch, Entrance Hall, Cloakroom, Sitting Room, separate Dining Room, Kitchen, main Bathroom, UPVC double glazing, Gas Fired Central Heating, , off road Parking, Garage and Gardens, Vendor Suited.



ENTRANCE PORCH

Accessed by UPVC double glazed front door with matching side screens, smooth finished ceiling, recessed lighting, aspect to the side elevation through UPVC double glazed window, tiled flooring, multi-panelled door with matching side screen provides access to:

ENTRANCE HALL

Staircase to first floor landing, ceiling light, thermostatic control for central heating, power points, double panelled radiator, tiled flooring, under stairs storage cupboard.

CLOAKROOM

Obscure UPVC double glazed window to side, ceiling light, fully tiled wall surrounds, low level WC, wall hung wash hand basin, panelled radiator, tiled flooring.

SITTING ROOM (11' 0" X 15' 8") OR (3.36M X 4.77M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, two panelled radiators, power points, TV aerial point, electric fire set in a stone surround and hearth and modern mantel. Multi-panelled door providing access through to:

DINING ROOM (12' 2" X 8' 10") OR (3.70M X 2.70M)

Ceiling light, double panelled radiator, power points, storage cupboard with shelving, UPVC double glazed door with matching side screens providing both views and access onto rear patio and garden beyond. Multi-panelled door providing access to:

KITCHEN (12' 2" X 8' 8") OR (3.70M X 2.64M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a working surface extending along three walls with range of base drawers and cupboards beneath. Integrated electric oven, four ring stainless steel gas hob and Bosch extractor canopy over. Recess for washing machine and under counter fridge, eye level storage cupboards, part tiled wall surrounds, power points, larder cupboard and additional storage cupboard, tiled flooring, UPVC double glazed door providing access to side elevation and garden.

LANDING

Aspect to the side elevation through UPVC double glazed window. Hatch to loft area, power point.

BEDROOM 1 (14' 10" X 8' 11") OR (4.53M X 2.72M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, panelled radiator, power points.

BEDROOM 2 (8' 6" X 10' 1") OR (2.60M X 3.08M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, panelled radiator, fitted double wardrobe unit and airing cupboard to side.

BEDROOM 3 (10' 6" X 8' 8") OR (3.20M X 2.65M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, panelled radiator.

BEDROOM 4 (8' 1" X 7' 6") OR (2.46M X 2.29M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, power points, panelled radiator, storage cupboard.

BATHROOM

Obscure UPVC double glazed window to side. Ceiling light, fully tiled wall surrounds, low level WC, pedestal wash hand basin, heated towel rail. Panelled bath unit with Triton TA electric shower over.

OUTSIDE

The front garden is mainly laid to lawn with a driveway providing off road parking for one to two cars and access to the integral garage.

GARAGE

Integral garage with up and over door, power and light. Two UPVC double glazed doors providing access onto side elevation where there is a paved patio area with outside water tap.

REAR GARDEN

Enjoying a Southerly aspect and is mostly laid to lawn with a selection of shingled areas enclosed behind close board and panelled fencing. Located by the rear boundary is a shed and a pathway provides return access to the front elevation.

DIRECTIONAL NOTE

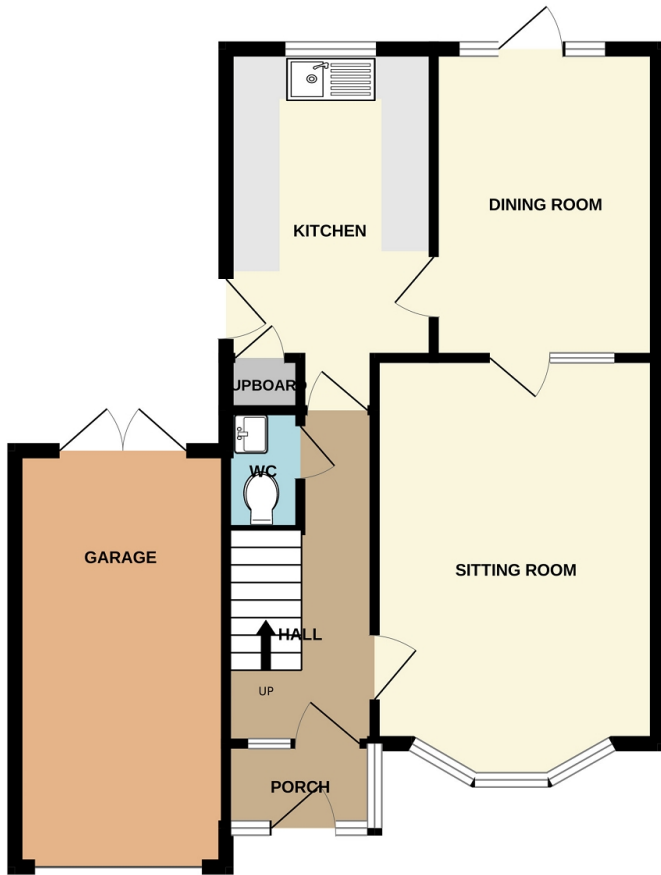
From New Milton head toward Lymington. Once reaching Lymington bear left by Waitrose Supermarket, proceed across the next set of traffic lights and upon reaching the roundabout turn left into Alexandra Road and take the fifth turning left into Pamplyn Close where the property will be found on the right-hand side.

PLEASE NOTE

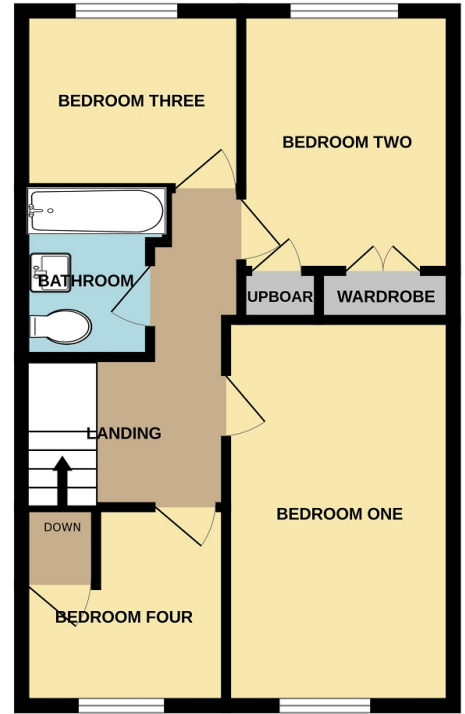
Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.



GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.