



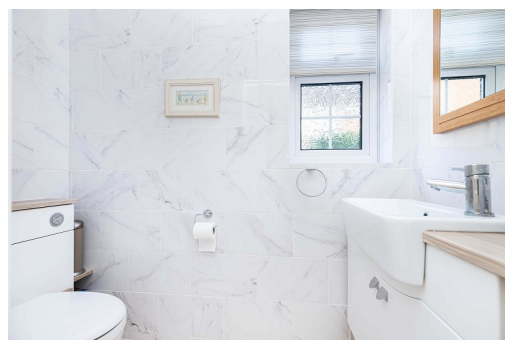
5 Peartree Court, Old Orchards, Lymington, Hampshire. SO41 3TF

£699,950



Ross Nicholas & Company Limited
 9 Old Milton Road, New Milton. Hampshire.
 BH25 6DQ
 01425 625 500





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A well presented four bedroom detached house with the benefit of a double garage and situated on the popular South side of Lymington High Street within easy walking distance of High Street and Lovely walks by Lymington River, Lymington Quay and along the coastal path to Milford on Sea. Attractive Conservatory overlooking the manageable rear garden. No forward chain. Sole Agent.



ENTRANCE HALL (21' 11" x 4' 0") or (6.68m x 1.22m)

Outside light, UPVC double glazed door with double glazed insert provides access to Entrance Hall. Coved and textured ceiling, two ceiling light points, smoke detector, access to safety trip consumer unit, double panelled radiator, wall mounted central heating thermostat, opaque double glazed window faces side aspect and additional double glazed window with clear glass overlooks front garden aspect. Door provides access to storage cupboard with hanging rail and shelf within, staircase to first floor landing, glazed door provides access to:

SITTING ROOM (20' 0" x 12' 3") or (6.09m x 3.73m)

Coved and textured ceiling, ceiling light point, wall light point, two wall light points either side of chimney breast. Purbeck stone fireplace surround with polished stone hearth and mantel with coal effect electric fire. TV aerial point, power points, attractive UPVC double glazed bay window to front aspect with radiator beneath, second double panelled radiator and double opening glazed doors provide access to:

DINING ROOM (12' 9" x 11' 6") or (3.88m x 3.50m)

Coved and textured ceiling, ceiling light point, double panelled radiator, power points, glazed door to kitchen and UPVC double glazed door provides access to Conservatory.

CONSERVATORY (12' 5" x 10' 10") or (3.79m x 3.31m)

Part brick with the upper elevations benefiting from UPVC double glazed windows. Doors and openers with fitted blinds with UPVC double glazed roof with fitted roof blinds to two sides. Ceiling light point, tiled flooring, double panelled radiator with independent thermostat, TV aerial point, power points and double opening doors provide access to patio and rear garden.

KITCHEN (14' 1" x 8' 4") or (4.29m x 2.54m)

Coved and textured ceiling, ceiling light track with numerous downlights. UPVC double glazed window overlooks rear garden aspect and opaque UPVC double glazed door provides access to side drive. Comprehensive range of eye level and floor mounted kitchen units with extensive range of roll top work surfaces with stone coloured single bowl sink with single drainer and chrome effect mixer tap. Fitted four ring hob with glass splash back with stainless steel extractor above. Numerous power points, tiled splash backs, pull-out drawer extends into kitchen table, integrated washing machine, integrated Neff dishwasher, easy access corner storage cupboards with pull out racking, large cutlery drawer with pan drawers beneath. Eye level Neff fan assisted oven with Neff combination microwave oven above with storage cupboards and storage drawers beneath. Wall mounted central heating programmer, door provides access to Worcester gas fired central heating boiler, under unit spotlights, tiled flooring, integrated fridge/freezer, door provides access to under stairs storage cupboard allowing space for tumble dryer with storage shelf above. Cupboard benefits from power.

CLOAKROOM (6' 9" x 3' 1") or (2.05m x 0.95m)

Recently re-fitted with fully tiled walls and opaque double glazed window facing side aspect. Modern white suite with concealed cistern with push button flush, wash hand basin with monobloc mixer tap with vanity unit beneath. Tiled flooring, radiator, light.

LANDING (14' 7" x 6' 4") or (4.45m x 1.93m)

Coved and textured ceiling, ceiling light point, access to loft with pull down loft ladder. Loft benefits from ceiling light point, fully insulated and access to cold water tank and TV aerial. UPVC double glazed window facing side aspect, ceiling light, door provides access to airing cupboard with factory lagged hot water cylinder with shelving above. Door provides access to:

BEDROOM 1 (12' 8" x 12' 2") or (3.87m x 3.71m)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing front aspect with radiator beneath and independent thermostat, power points, TV aerial point, double opening wardrobe with hanging space and shelving within, door provides access to:

EN-SUITE SHOWER ROOM (7' 11" x 5' 9") or (2.41m x 1.74m)

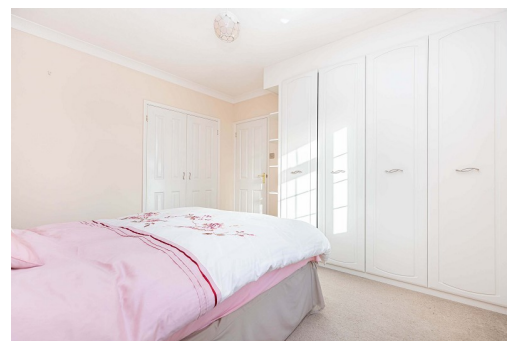
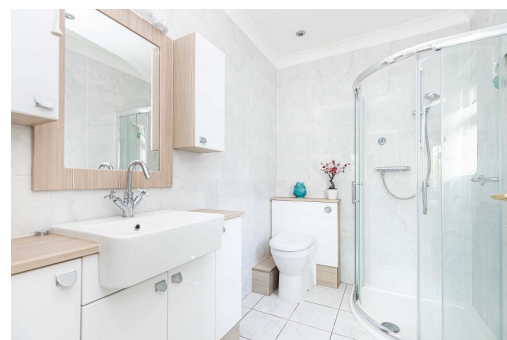
Coved and smooth finished ceiling, ceiling downlights, ceiling extractor, opaque double glazed window facing side aspect. Recently updated with fully tiled floor and walling. Low level WC with push button flush with concealed cistern. Wash hand basin with monobloc mixer tap and vanity unit beneath with display mirror and cabinets to either side above with strip light and shaver socket, corner shower cubicle with double opening doors provides access to shower mixer control with adjustable shower attachment above. Heated chrome effect towel rail.

BEDROOM 2 (11' 11" x 11' 7") or (3.63m x 3.53m)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing rear aspect with double panelled radiator beneath and independent thermostat, power points, range of fitted wardrobes to one wall with dual hanging and shelving within. Corner shelf display. Additional built-in double opening wardrobe with mixture of hanging and shelving within.

BEDROOM 3 (8' 6" x 8' 5") or (2.60m x 2.57m)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing front aspect with radiator beneath with independent thermostat, power points, door provides access to built-in storage wardrobe with hanging rail and fitted shelf.



BEDROOM 4 (9' 5" x 7' 10") or (2.88m x 2.40m)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing rear aspect with radiator beneath and independent thermostat, power points.

BATHROOM (7' 7" x 5' 7") or (2.30m x 1.69m)

Updated in recent years with modern white suite comprising panelled enclosed bath with mixer tap and shower attachment above. Glazed shower screen to one side. Low level WC with concealed cistern and push button flush, wash hand basin with monobloc mixer tap with vanity unit beneath with mirror fronted display mirror and cabinet above. Heated towel rail in chrome effect finish, fully tiled floor and walling, ceiling extractor, numerous ceiling downlights.

OUTSIDE

The property is located in an attractive cul-de-sac with lawned front garden with shrubs and bushes and path leading to front door. Tarmac drive provides shared access to neighbouring properties and leads to the double opening five bar gate which provides off road parking for numerous vehicles and in turn leads to the detached double garage.

DOUBLE GARAGE

Accessed via up and over door of brick construction under a pitched and tiled roof in keeping with the main house with UPVC double glazed window and door to side aspect providing easy access from the rear garden. The garage benefits from light and power.

REAR GARDEN

Benefits from a South/Easterly direction laid to lawn with patio area which borders onto the main driveway. The garden is enclosed by panelled fencing and brick walling to rear boundary enclosed by shrubs and bushes and benefits from outside light and water tap.

VIEWING ARRANGEMENTS

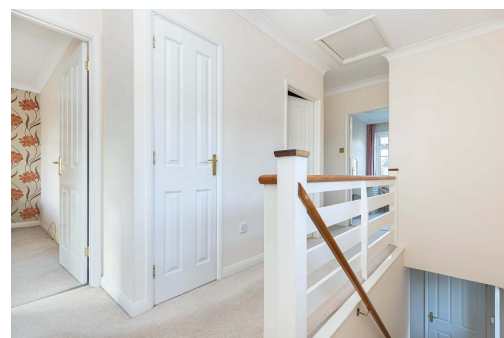
Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

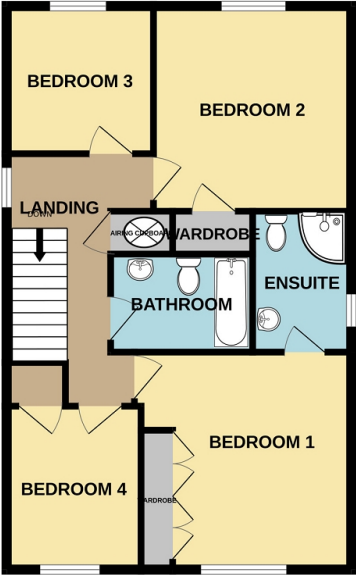
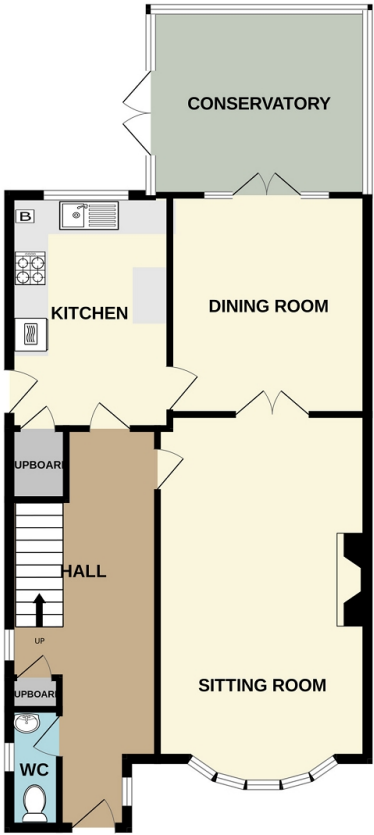
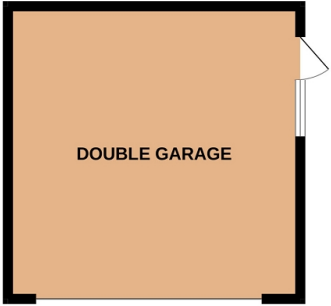
DIRECTIONAL NOTE

Follow the signposts for Lymington A337, at the first roundabout take the 3rd turning right into Ridgeway Lane, follow the road round into Rookes Lane, at the next turning right take the third turning right into All Saints Road, take the next left into Broad Lane, second left into Old Orchards and take the third turning right into Peartree Court.

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.





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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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.