

1 Lower Common Drive, Pennington, SO41 8GE



£465,000



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NEARING COMPLETION, this sizeable (1065 SQFT) three bedroom two bathroom semi-detached house with parking. The property is traditionally built and is set amid a small privately owned development of seven similar homes within walking distance of the Common and local Schools. The property is finished to a high quality and has a South East facing rear garden. Completion due Autumn 2020.

SPACIOUS ENTRANCE HALL 5.55m x 1.32m 18'3" x 4'4"

Accessed via composite door with double glazed insert. Alarm system, radiator, power points, ceiling light points, half turn staircase to first floor landing with double glazed window above. Door provides access to understairs storage cupboard also providing access to safety trip consumer unit, door to Kitchen/Family Room and door leads to:

Porcelain tiled floor.



SITTING ROOM 4.46m x 2.89m 14'8" x 9'6"

Smooth finished ceiling, dual aspect room with double glazed windows facing front and side aspects. Double panelled radiator, TV aerial point, power points.



GROUND FLOOR CLOAKROOM 1.76m x 0.98m 5'9" x 3'3"

Fitted with a modern two piece suite comprising hidden cistern style WC with Grohe fittings, inset wash hand basin with vanity unit beneath, UPVC opaque double glazed window facing side aspect, Ceiling LED downlight, radiator.

FIRST FLOOR LANDING 3.65m x 2.50m 12'0" x 8'2"

Access to loft, UPVC double glazed window facing side aspect with frosted glass. Double panelled radiator, power point, door provides access to:



KITCHEN/FAMILY ROOM 5.39m x 4.77m 17'8" x 15'8"

A fantastically spacious room which is located across the rear of the property with double opening French doors providing access to garden with double glazed window overlooking the garden with two sets of double glazed windows facing side aspect. The kitchen is fitted with an extensive range of base and wall mounted handleless units in a Grey high gloss finish with areas of contrasting timber square edged work surface over with matching upstands. Integrated appliances include Fridge/Freezer, four ring Ceramic hob with single fan assisted oven beneath and filter extractor canopy over, full size dishwasher, inset square stainless steel one and a half bowl sink unit with drainer adjacent and mixer tap over. UPVC double glazed window with further set of UPVC double glazed doors leading onto the rear patio and garden. Numerous inset LED ceiling spotlights, under cupboard spotlights and further ceiling light points. Double power points, wall mounted panelled radiators, provision for wall hung television with TV aerial point and high level socket. Continuation of

BEDROOM ONE 4.60m x 2.79m 15'1" x 9'2"

Ceiling light point, UPVC double glazed window facing rear aspect. Ceiling lights, double panelled radiator, numerous power points, TV aerial connection point, door provides access to:



EN-SUITE SHOWER ROOM 2.49m x 1.21m 8'2" x 4'0"

Ceiling extractor, full size shower cubicle providing access to shower mixer. Grohe concealed cistern with push button flush and low level WC. Wash hand basin with vanity unit beneath. Wall mounted ladder style radiator, tiled flooring to be fitted. Ceiling LED downlights.



BEDROOM TWO 2.79m x 3.01m 9'2" x 9'11"

Smooth finished ceiling, ceiling lights. UPVC double glazed window overlooking rear garden aspect. Deep recess, radiator, TV aerial point, power points.



BEDROOM THREE 3.31m x 2.79m 10'10" x 9'2"

Smooth finished ceiling with ceiling lights. UPVC double glazed window facing front aspect, radiator, power points, TV aerial connection point.



Easterly aspect and is of good size with a patio adjoining. Outside water tap, outside wall lights. The remainder of the garden is laid to lawn. The garden is enclosed by panelled fencing.



left and signified.

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.

BATHROOM 2.51m x 1.74m 8'3" x 5'9"

Smooth finished ceiling, LED ceiling downlights, ceiling extractor, double glazed window facing front aspect. White suite comprising panelled enclosed bath with shower mixer above. Wash hand basin with vanity unit beneath and monobloc mixer tap above. Grohe concealed cistern with push button flush with low level WC. Tiling to walls, heated towel rail, tiled flooring.



NEW HOMES NOTICE

It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floorplans, configurations and layouts are included are for guidance only. The developer and agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the developer and agent can be relied upon as accurately describing in relation to any particular or proposed house or development of the company as of the Specified Masters from time to time prescribed under the Property Misdescriptions Act 1991. All such matters must be treated as intended only as a general illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or a warranty.

WARRANTY

The property will be sold with the benefit of a 10 year ICW warranty for peace of mind.

HELP TO BUY

The development is registered with Help to Buy, they are contactable on 0800 456 1188 or reservations@helptobuyagent3.org.uk or <https://helptobuyagent3.org.uk/>

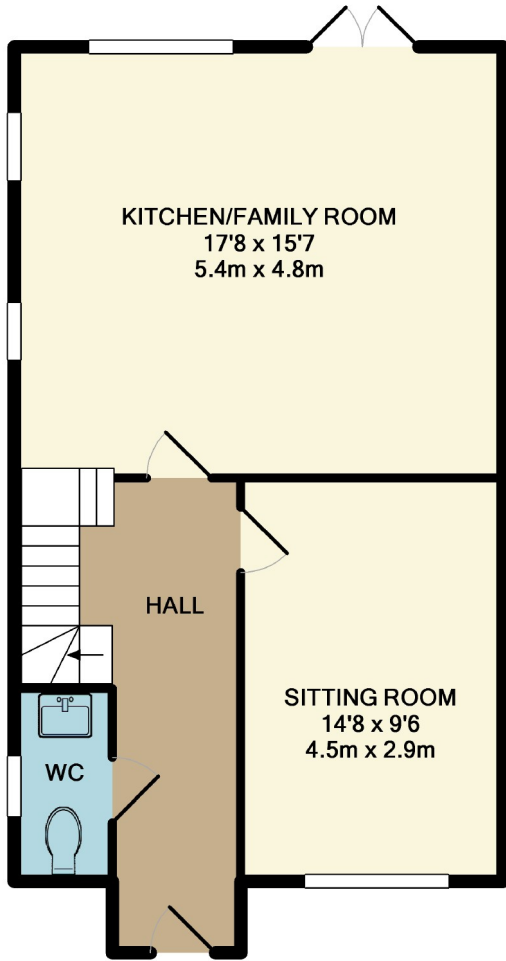
DIRECTIONAL NOTE

From our Office in New Milton proceed on the A337 towards Lymington passing by the villages of Downton and Everton. Upon reaching the parade of shops at Fox Pond turn left onto South Street continuing here for half a mile until Wainsford Road will be found on the left. Turn here and Lower Common Drive will be found shortly on the

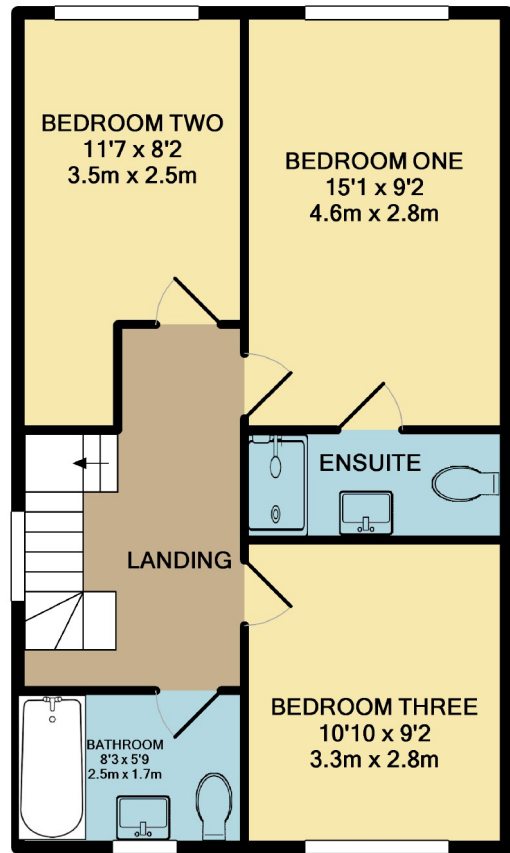
OUTSIDE

There is parking to one side of the property. The rear garden benefits from a South





GROUND FLOOR
APPROX. FLOOR
AREA 546 SQ.FT.
(50.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 534 SQ.FT.
(49.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1081 SQ.FT. (100.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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