



2 Park Avenue.

Lympington, Hampshire, SO41 9GX



# Welcome to 2 Park Avenue,,

*A spacious four bedroomed detached house in this quite residential part of Lymington just under ½ a mile from the high street . A double length garage and ample parking with an easy to maintain garden close to all the towns amenities make this a perfect family home.*





# Take a look around,,

*A covered entrance porch with brick supports leads to a uPVC front door, opening into a spacious hallway. The hallway features a cloakroom fitted with a modern suite, including a concealed low-level WC and vanity unit, along with an understairs storage cupboard and an additional coat cupboard. The west-facing sitting room is bright and welcoming, complete with a fitted wood-burning stove, fireplace with log store, and timber mantel. French doors open into the dining room, creating an ideal space for entertaining..*





# Where dreams are made,

*At the end of the hall is the generously sized kitchen/breakfast room, thoughtfully designed with a central island and a range of floor and wall-mounted cupboards. It includes an integrated dishwasher and washing machine, with space for a range-style cooker and extractor hood above. The room benefits from inset low-voltage lighting and a roof light, enhancing the natural brightness. The breakfast/dining area overlooks the garden, with doors opening onto the patio. A single-bowl resin sink with Quooker mixer tap is also fitted. A side door provides access to a covered walkway, as well as doors to the garage and garden*



# Meet me in the garden,,,

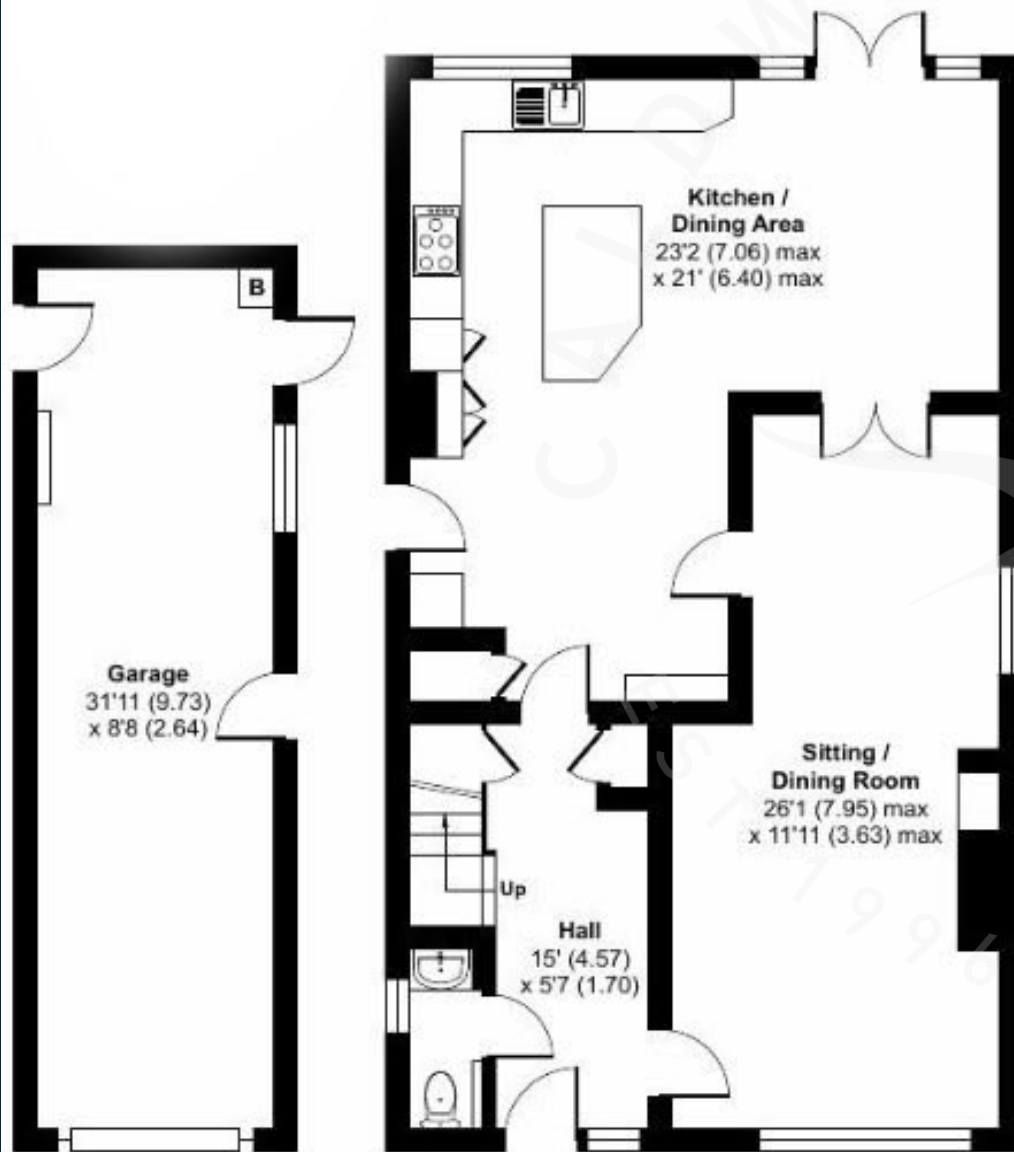
*Externally, the property is approached from Park Avenue via a tarmac driveway providing ample parking and leading to an integral tandem-length garage. The garage features an electric roller door and, to the rear, a workshop area housing the Baxi gas-fired boiler, which provides hot water and central heating. There is also a separate storage room at the rear of the garage. The rear garden is enclosed by close-board fencing on three sides and is mainly laid to lawn, complemented by timber-edged flower borders with a variety of plants and shrubs. A summer house is positioned in one corner. To the front, there is ample off-road parking on the tarmac driveway, with no restrictions for on-road parking.*



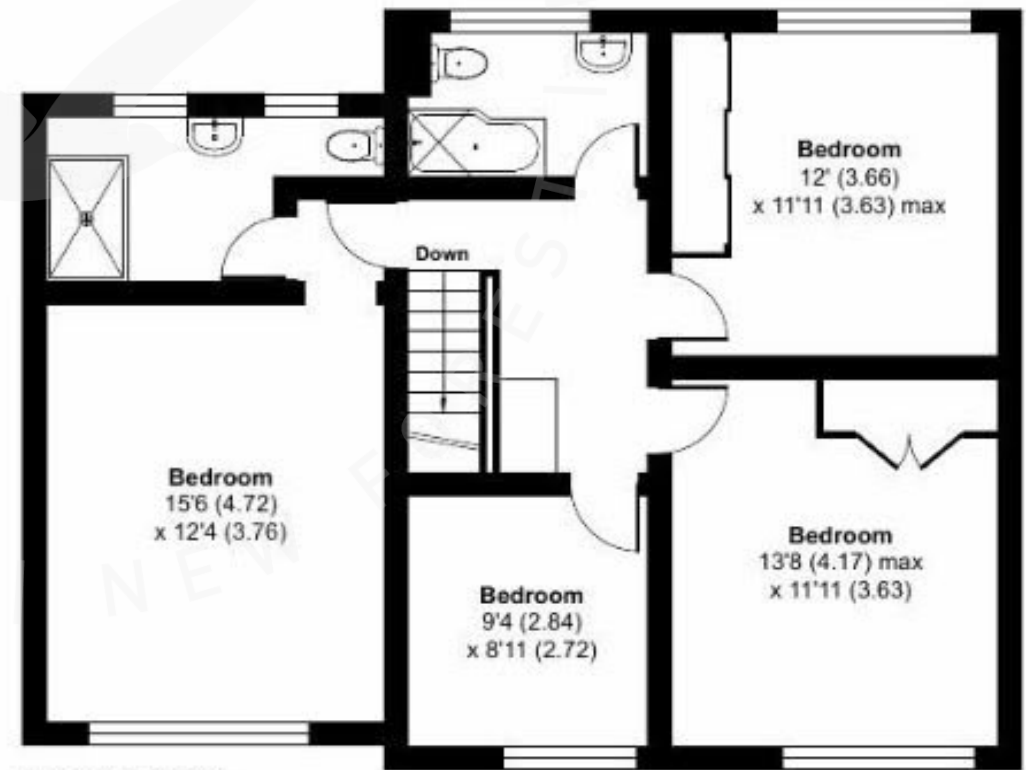
# Park Avenue, Lymington, SO41

Approximate Area = 1988 sq ft / 184.7 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

# The Finer Details,,

## The Property

Four-bedroom detached house

Main bedroom with ensuite

Close proximity to Lymington High Street

Pleasant open-plan living/dining area

## Directions

From our office, proceed onto St.Thomas Street baring right on the one way system, proceed onto Southampton Road, turn left into Kings Road turn right into Park Avenue and you will find the property on your right hand side.

 [what3words](#) ///loyal.valuables.childcare

## Services

Mains gas, electricity and water are connected to the property.

## Tenure

Freehold

## Council Tax Band

F

## EPC Rating

C



# Where Do I Go For?,,,



## Br□d/milk/newsp□?

*Lymington Tesco Express is within walking distance, and the town also has a Waitrose and M&S Food*



## S□ools?

*Lymington and Pennington have excellent infant and junior schools, plus Priestlands secondary. Local independent schools include Walhampton in Lymington and Durlston in Barton on Sea, as well as various nurseries and preschools*



## GP/ph+macy?

*Lymington has a GP surgery and a number of pharmacies and dental practices*



## Tra4?

*Lymington stations connects to Brockenhurst which has a mainline service to London Waterloo (90 mins approx.)*



## A bite to □t?

*There are many great eateries in the Lymington including The Haven, The Townhouse and The Monkey Brewhouse*



## Gym & s#m?

*Elmers Court or the Health & Leisure Centre, both in Lymington*



## A stroll?

*We are spoilt for choice! The beach and cliff top at Milford, the sea wall at Lymington and the open forest which are all just a short drive away*



## F/ily day out?

*Beaulieu Motor Museum is just a 25 minute drive away and the world famous Paulton's Park and Peppa Pig World is just 17 miles away!*



## Spa day?



Asking Price **£825,000**

[caldwellsnewforest.com](http://caldwellsnewforest.com)

01590 675875 [sales@caldwellsnewforest.com](mailto:sales@caldwellsnewforest.com)

Caldwells, 69 High Street, Lymington, Hampshire SO41 9AL

Scan the QR code to make an enquiry or to book a viewing...

