



**PINEWOOD ROAD, £550,000, FREEHOLD, COUNCIL TAX BAND-C, EPC-D**

**A VERY WELL PRESENTED DETACHED THREE BEDROOM BUNGALOW THAT HAS BEEN UPDATED AND MODERNISED BY THE CURRENT OWNERS TO NOW PROVIDE SPACIOUS LIVING ACCOMODATION, INCLUDING A LOVELY FITTED KITCHEN AND BREAKFAST ROOM, A SEPERATE LIVING AREA AND NEW FAMILY BATHROOM. THE PROPERTY OFFERS OFF STREET PARKING AND A GOOD- SIZED PRIVATE REAR GARDEN.**



**Winkworth**

for every step...



**The Approach:**

Tiled steps, an outside courtesy light and a wooden double glazed front door with obscure matching side screens to both sides providing access to the:

**Boot Room/Entrance Porch:**

Smooth plastered ceiling with inset spotlighting and double glazed light, a double built-in cupboard with space for upright fridge freezer and tumble dryer, further storage and electrical points with solid wood door leading to the:

**Utility Room:**

Smooth plastered ceiling with ceiling spotlights and inset double glazed skylight, a marble effect work surface in part to one wall with a range of base units below, space and plumbing for washing machine fitted and matching larder style unit for storage, a wall mounted electric fuse board and access to the inner hallway with further sliding door to the:

**Kitchen/Breakfast Room:**

Smooth plastered ceiling with inset spotlighting and further double glazed skylight, dual aspect room with double glazed sliding full width windows to the rear and adjacent double glazed sliding patio doors which give access out onto the Rear Garden and Raised Patio Area.

**Kitchen Area:**

Marble effect work surface in parts to two walls with a range of shaker style base and drawer units below, a half bowl sink and drain unit set to the surface with mono taps over integrity fitted Hotpoint dishwasher. Further four ringed Ceran hob also set to the work surface with matching and fitted extractor fan and light above, larder style unit incorporating and integral fitted fridge and freezer with adjacent unit housing the Hotpoint electric oven and microwave with a tiled splashback.

**Family Room:**

Fitted natural log burning stove, a further tiled back wall mounted television unit, fitted window seats with hidden storage and power points.

**Inner Hallway:**

Smooth plastered ceiling with spotlights with a loft hatch giving access to the roof space and storage area, obscure double glazed door with matching side screen which provides access out to the Side; Front and Rear of the property, a single door built-in airing cupboard housing the wall mounted Bosch Gas heating and hot water boiler, a single radiator, further double and single door built-in storage cupboards with hanging rail and separate shelving for storage. Doors off to all further accommodation including door to:

**Sitting Room:**

Double glazed window to the front, in real flamed gas fire, double radiator, television aerial points and a power point.

**Bedroom One:**

Double glazed window to the rear, a double radiator and a power point.

**Bedroom Two:**

Double glazed window to the rear, a single radiator, a television aerial point and a power point.

**Bedroom Three:**

Double glazed window to the front, a single radiator and power points.

**Family Bath/Shower Room:**

Smooth plastered ceiling with inset spotlighting and further inset double glazed electrically operated and Rain censored fell out window, matching suite comprising of low-level WC, vanity wash hand basin with mono taps over and fitted double drawback below, panel bath with mono taps and shower attachment over. A walk-in double shower cubicle with both wall mounted and handheld shower, fitted and matching storage cabinet, a heated mirror with internal lighting and shaver point, wall mounted ladder style radiator, ceramic tiled flooring and further tiled walls.

**Outside:**

The front of the property accessed via a tarmac driveway which provides off-road parking. The remainder of the front has been laid mainly to lawn whilst surrounded by borders containing an array of mature shrubs and bushes. There is an essential stoned feature with a further tarmac path which leads along the opposite side of the property and a wooden security gate, to the side and rear garden.

**Rear Garden:**

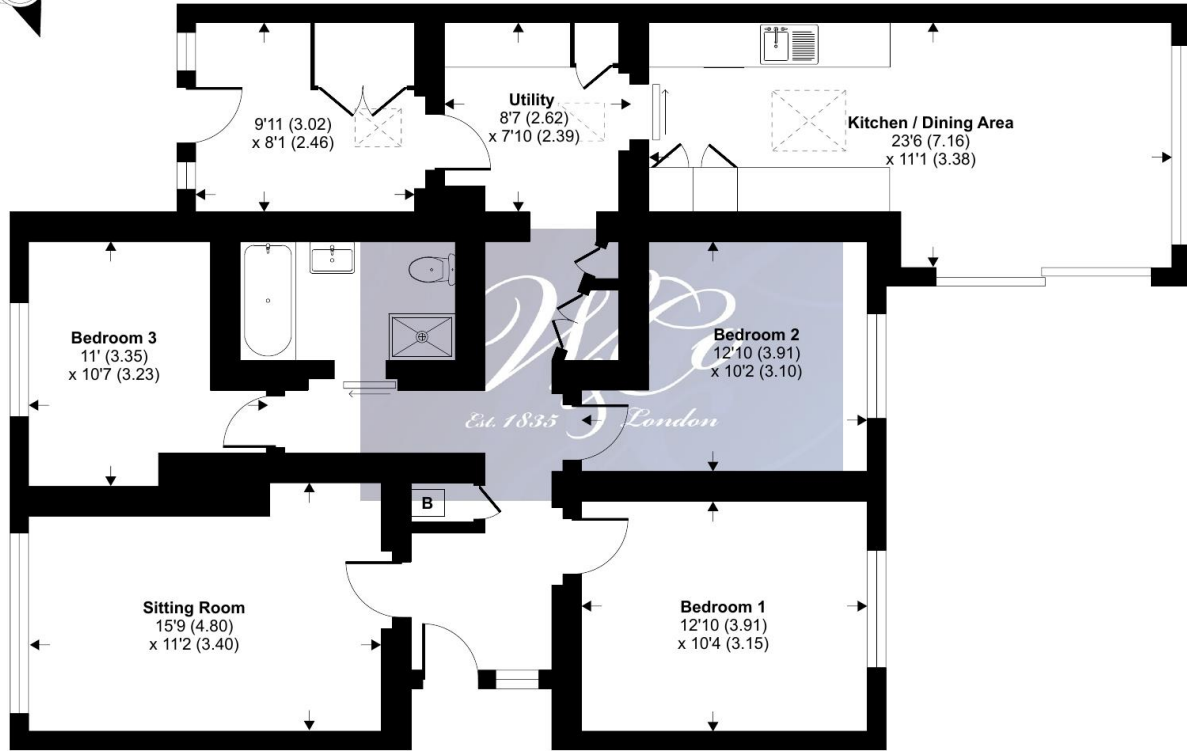
The rear garden is a particular feature of the property and is enclosed to both sides and rear by timber fencing. There is a lovely raised patio/Sun Terrace directly to the back of the property with matching steps leading down to a lawn area which is bordered by trees, bushes and plants. There is a further central alfresco dining area which is slightly raised and enclosed via wooden terracing laid to patio and provides an ideal outside seating/dining area. To the bottom of the garden there is a small wood chipped area with a shed, a summer house and a climbing frame. The property has outside security lighting and a cold water tap.



# Pinewood Road, Hordle, Lymington, SO41

Approximate Area = 1255 sq ft / 116.5 sq m

For identification only - Not to scale

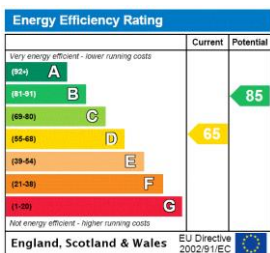


**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for ESH Estates Ltd (Winkworth). REF: 1117492

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Property Ref: MOS240028

Water Supplier: Southern Water

Heating: Bosch Gas

Broadband: For Supplier and Speed we refer to Ofcom

Coastal Erosion Management in your area area- Gov.uk

*Shown were correct at the time of printing.*



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