



CLARENDON PARK, OFFERS IN THE EXCESS OF £699,995

Winkworth



This detached 4 bedroom property, has a south aspect rear garden. It has recently benefited from a refit of the Kitchen/Breakfast room and has state of the art Neff appliances. The orangery/sun room has a southerly position. It is close proximity to the sea wall and Lymington town.

Covered entrance porch with outside courtesy light, patio step and obscure double glazed front door, which provides access to the entrance hall:

Hallway

Hallway stairs to first floor landing and accommodation. Wall mounted heating thermostat and doors to all downstairs accommodation including door to the cloakroom:

Cloakroom

Double glazed window to the front low-level WC with concealed cistern and wall mounted wash hand basin.

Sitting Room

Part wooden single glazed window to the rear looking into the Orangery. There is an ornate stone fire surround with matching mantle and half incorporating electric fire. Television aerial points. Single door and under stairs storage cupboard along with a serving hatch to the Kitchen /breakfast room. Telephone points with further double doors, opening to the rear orangery/conservatory.

Sunroom/Conservatory

A part brick and UPVC construction set under a pitched triple Polyflex roof with double glaze windows to both side and the rear. Further double glazed double doors, giving access out onto the rear garden.

Kitchen/Breakfast

This has a triple aspect with double glazed window to the front and back and further obscure double glazed door giving access to the side and rear gardens. This kitchen has been recently fitted kitchen with quartz work surface in part to 3 walls and a range of base shaker style drawer units below and further matching wall mounted units over but the style sunken 1 1/2 sink and drainer insert to the work surface and mono taps above. Matching Larder style oven incorporating a Neff electric oven and warming drawer. Integral fitted fridge and freezer space, along with plumbing for the washing machine with further Neff foreign gas hob. Inset in the work surface is an extractor fan and light. Above are matching wall mounted dummy cupboard, housing the electric storage and also housing the gas heating and hot water boiler with built-in timer switch and controls.



Stairs from the entrance hallway provide access to the first floor landing. Ceiling light point with inset loft hatch giving access to the roof space and storage area. Doors off to:

Principal Bedroom

First floor accommodation including, door to the Principal Bedroom with double glazed window to the front, a range of fitted bedroom furniture including single door wardrobes and wall mounted storage cupboards. There is a plastered archway giving access to the:

En Suite Shower Room

A wall mounted electric shower and a further vanity wash hand basin with mono taps and power points.

Bedroom Two

Double glazed window to the front, single door built-in airing cupboard housing the factory lagged hot water cylinder with immersion switch and slatted shelving. Further range of fitted bedroom furniture including both double and single door built-in wardrobes, his and hers bedside cabinets storage doors and further chest of drawers. Power point.

Bedroom Three

Double glazed window to the rear, single radiator power points. Double glazed window to the rear. Single radiator, telephone point and power points.



Family Bathroom

Obscure double glazed window to the rear, matching suite comprising of low-level WC with concealed cistern. Wall mounted wash hand basin and panelled bath, mono taps. Ladder style radiator, tiling to all visible wall space.

Outside and Garden

The front of the property is accessed via a single driveway which provides off-road parking for a number of cars. This gives direct access to the single garage. The remainder of the front has been laid to lawn with further earth dug borders, containing mature shrubs and bushes.

The rear garden is a particular feature of the property, facing due south, it is enclosed to all sides by a timber wooden fencing and mature hedging. There is a large patio area directly to the back of the property with a further artificial lawn area. This has circular paved earth dug flower beds with mature trees shrubs and bushes.



