



Guide Price £435,000

1 CEDAR WOOD DRIVE, SEAVIEW, ISLE OF WIGHT, PO34 5JH





## **IMPECCABLE, SPACIOUS & BRIGHT HOME IN SOUGHT AFTER SETTING!**

Set within the serene Cedar Wood Drive, this beautifully presented attached BUNGALOW offers a perfect blend of comfort and luxury, with a warm inviting atmosphere. This extended residence comprises a smart hallway which leads to an attractive dual aspect sitting room, separate modern kitchen, 3 DOUBLE BEDROOMS (one also utilised as a second living room) plus a utility/wc. The bonuses are the 2 beautifully appointed, large luxurious en suite shower rooms (the 'master' bedroom also benefiting from a walk-in dressing room). Step outside to discover a PRIVATE GARDEN that also features a SUMMER HOUSE which can easily serve as a home office or a tranquil retreat. Additionally, the property offers GAS CENTRAL HEATING (under floor heating in the bathrooms & outhouse), double glazing throughout, and a deep PARKING BAY. An easy walk to the village amenities, bus route and beautiful beaches, a short drive takes you to neighbouring villages and Ryde town amenities as well as mainland ferry links. Offered as CHAIN FREE, this home must be seen to be appreciated.

### **ACCOMMODATION:**

Accessed via the side, double glazed French doors to entrance Porch with double glazed window and door to:

### **HALLWAY:**

A welcoming carpeted hall with radiator. Door to deep storage cupboard. Access to loft space. Doors to:

### **SITTING/DINING ROOM:**

A well proportioned dual aspect room with double glazed windows to side and front. Ample space for living and dining furniture. Radiators x 2. Feature fireplace with fitted coal effect fire and timber mantle.

### **KITCHEN:**

Smart modern kitchen comprising quality range of cream coloured fitted cupboard and drawer units (with inset illuminated display cabinet and under unit lighting). Contrasting work surfaces over incorporating inset 1.5 bowl sink unit with mixer taps. Tiled surrounds. Fitted NEFF appliances including eye level double oven, induction hob, fridge and freezer. Vinyl flooring. Radiator. Double glazed window and door to side.

### **BEDROOM 1:**

Large carpeted double bedroom with double glazed window over-looking rear garden. Radiator. Fitted mirror fronted cupboard. Door to:

### **EN SUITE 1:**

Luxury fully tiled suite comprising shower cubicle, wash basin and w.c. Tiling to floor and walls. Double glazed window to rear. Door to:

### **DRESSING ROOM:**

A large walk-in dressing room extensively equipped with fitted cupboards offering great storage space for clothes and shoes.

### **BEDROOM 2:**

Another carpeted large double bedroom with double glazed window to front. Radiator. Double glazed window to front. Door to:

### **EN SUITE 2:**

Another large, luxury suite comprising shower cubicle, wash basin and w.c. Full tiling to walls and floor.

### **BEDROOM 3:**

A third carpeted double bedroom (currently in use as a second living room) with radiator and double glazed French doors to rear garden.

### **UTILITY/WC:**

Useful room comprising w.c. and vanity wash basin with tiled surrounds. Space and plumbing for washing machine and tumble dryer. Heated towel rail. Obscured double glazed window to side.

### **GARDENS:**

An enclosed, well proportioned and very private level rear garden which is mainly laid to lawn. Gated access to front where there is an open plan lawned area. There are multiple outside sockets - ideal for external lighting/hovering car, etc.

### **SUMMER HOUSE:**

A beautifully appointed, insulated timber summer house with under floor heating, double glazed window and French doors. Ideal for a home office or to enjoy as a warm peaceful retreat at any time of the year!

### **DRIVEWAY:**

A smart block paved driveway providing off-street parking for up to 2 vehicles.

### **TENURE:**

Freehold.

### **OTHER PROPERTY FACTS:**

Conservation Area: No

Council Tax Band: D

Energy Performance Rating: C (72)

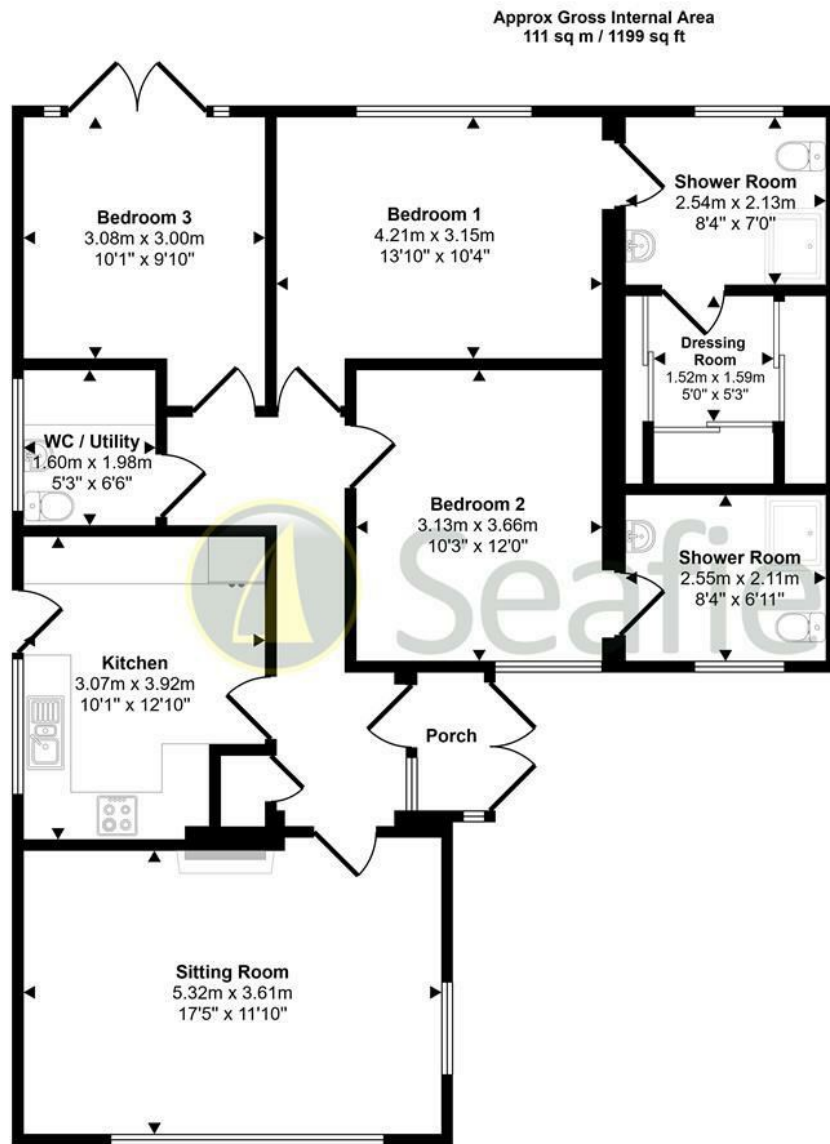
Flood Risk: Very Low

Heating: Gas Central Heating (plus under floor heating within en suites and summer house)

Seller Circumstance: Chain Free

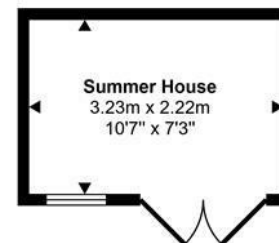
### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

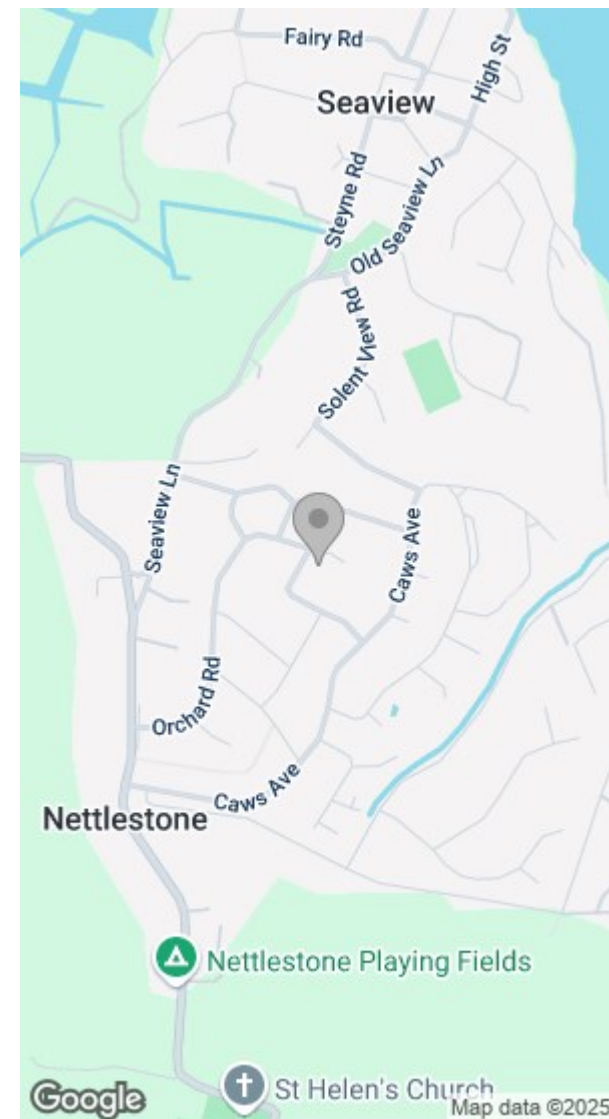


**Ground Floor**  
Approx 104 sq m / 1122 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**Summer House**  
Approx 7 sq m / 77 sq ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	86		
	72		
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



