



Guide Price £410,000  
17 PARK ROAD, BRADING, ISLE OF WIGHT, PO36 0HU





## **CLEVERLY EXTENDED BUNGALOW - OFFERING SUPERB DOWNS VIEWS!**

Nestled at the end of a tranquil cul-de-sac, this cleverly extended **DETACHED BUNGALOW** offers a delightful retreat with a stunning rural outlook. The 'heart of the home' features a lovely double reception room that seamlessly connects to the sitting and dining rooms, creating an inviting space for entertaining family and friends. There is a separate fitted kitchen and family bathroom - plus **3 BEDROOMS** - including a master suite complete with a dressing area and en suite walk-in shower. One of the standout features is the expansive conservatory, which floods the living space with natural light and provides a serene spot to enjoy the surrounding scenery. The outdoor area is equally impressive, with secluded patio/lawned gardens including a lovely fishpond with water feature, creating a peaceful oasis. Additional benefits include gas central heating, **DRIVEWAY** providing off-street parking plus a single **GARAGE**. An easy walk down to the historic Brading Old Town's amenities and eateries, as well as the neighbouring countryside, a short drive leads to the beautiful beaches of Yaverland, Sandown and Bembridge - plus the main towns of Ryde and Newport. A **CHAIN FREE** home that must be seen to be appreciated.

### **ACCOMMODATION:**

Double glazed entrance door to Entrance Porch with tiled flooring. Door into:

### **HALLWAY:**

A welcoming hall with laminate flooring. Radiator. Access to boarded loft with pull down ladder. Airing cupboard housing Vaillant gas boiler. Doors to:

### **SITTING and DINING ROOMS:**

A charming Sitting Room with laminate flooring. Radiator. Stone fireplace with mantle over. Large double glazed window and door to Conservatory.

Wide opening to Dining Room which has continuation of laminate flooring. Double glazed window to rear. Radiator.

### **CONSERVATORY:**

Superbly proportioned triple aspect conservatory with double glazed windows over-looking the garden - but also offering lovely far reaching views over the neighbouring countryside. Opaque ceiling. Wall lights. Door to steps leading down to garden.

### **KITCHEN:**

Fitted kitchen comprising good range of matching cupboard and drawer units with contrasting work surfaces over. Breakfast bar. Inset 1.5 bowl sink unit. Integrated hob and eye level double oven. Tiled surrounds. Laminated flooring. Radiator. Double glazed window to rear. Double glazed door to outside.

### **MASTER BEDROOM SUITE:**

A wide shelved area gives access to both the main bedroom and its en suite facilities.

A large, airy and bright carpeted dual aspect double bedroom with double glazed windows to side and front. Radiator. Double doors to fitted wardrobe.

### **EN SUITE SHOWER ROOM:**

Modern suite comprising large walk-in shower; pedestal wash basin and w.c. Non-slip flooring. Extractor fan. Heated towel rail.

### **BEDROOM 2:**

Another carpeted double bedroom with double glazed window to front. Radiator. Fitted wardrobes and bedside cabinets.

### **BEDROOM 3:**

Currently utilised as an office, a carpeted single bedroom with shelving. Radiator. Double glazed window to front.

### **BATHROOM:**

Suite comprising bath with 'Triton T80si shower over; wash hand basin and w.c. Full tiling to walls. Heated towel rail. Obscured double glazed window to side.

### **GARDENS:**

A particularly attractive, very private enclosed rear garden bordered by hedging and fencing - ensuring total privacy. The garden 'wraps around' the property and comprises an arched arbour leading to a good sized corner patio - the perfect spot for al fresco dining - with the rest being mainly laid to lawn. An attractive large fishpond with filtration system, water feature and netting. Gated access to a side enclosed area - ideal for bins/storage - with further gate to front of property. Useful timber summer house. Pedestrian access to garage.

### **DRIVEWAY/GARAGE:**

Driveway providing off-street parking and leading to Garage - with up-and-over door, power and light. Door and window to rear garden.

### **OTHER PROPERTY FACTS:**

Conservation Area: No

Council Tax Band: D

Energy Performance Rating: Tbc

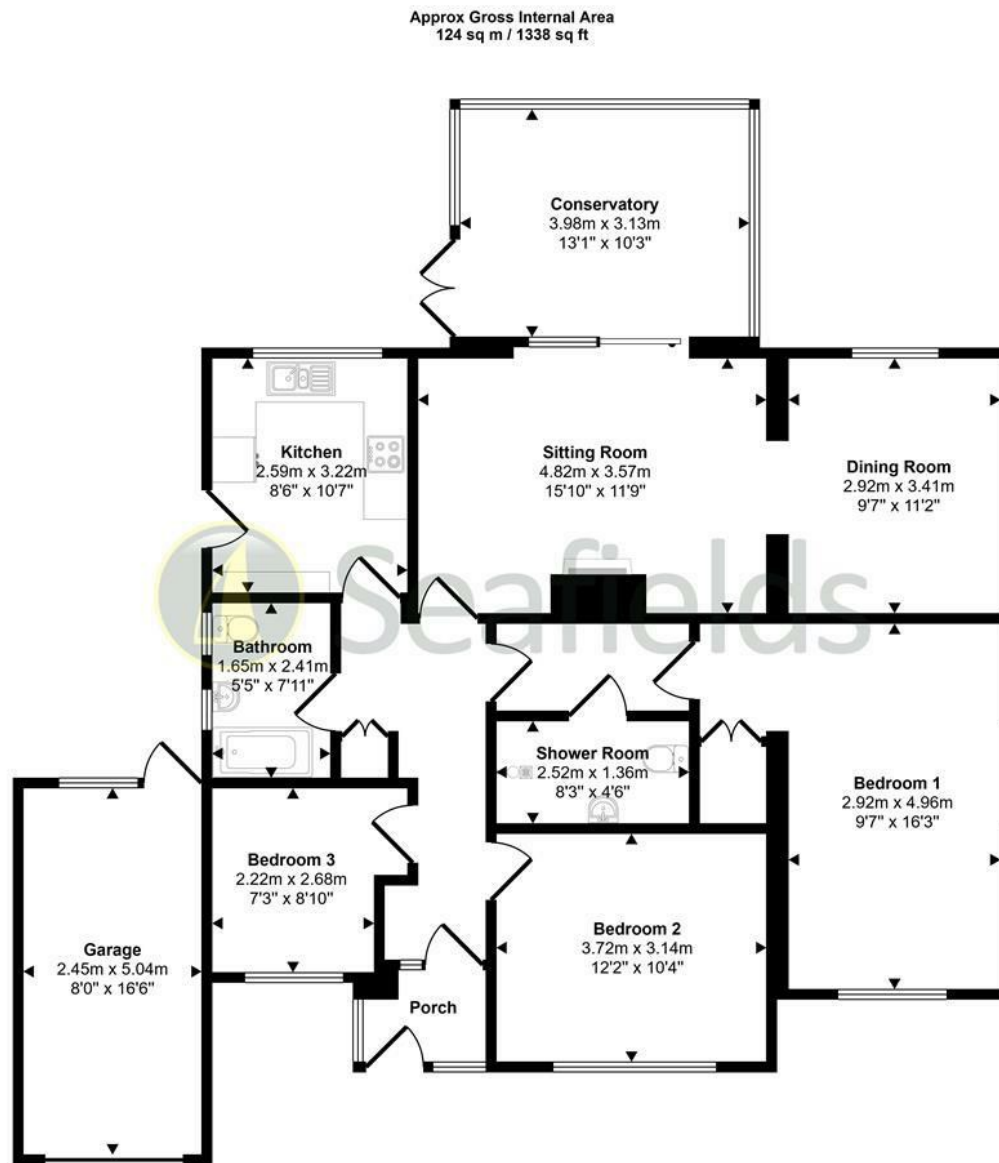
Services: Mains electricity, gas and water

Seller's position: Chain Free

Flood Risk: Very Low

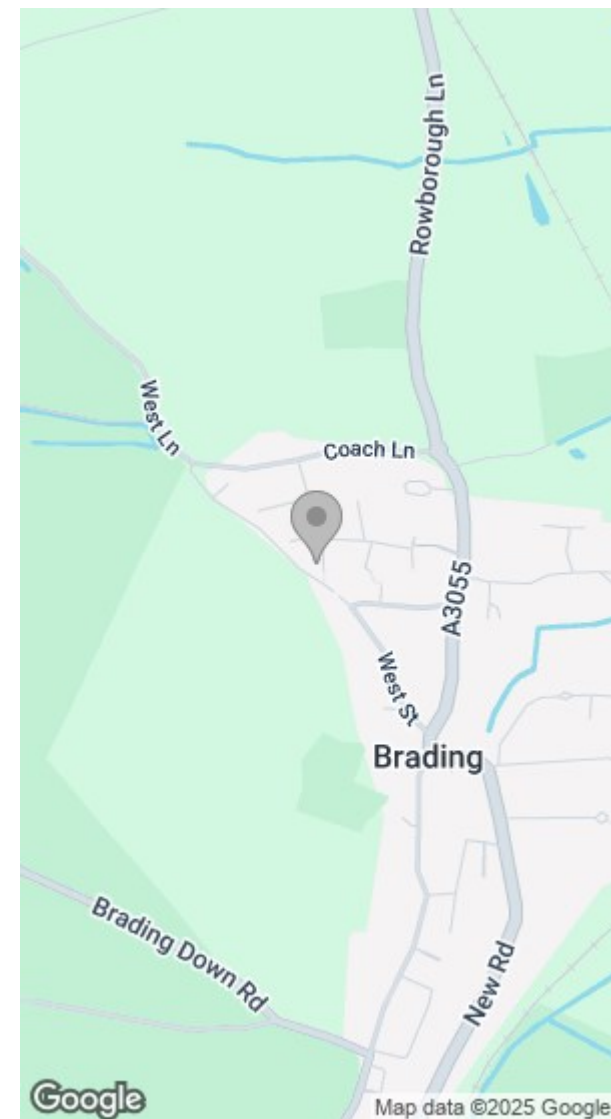
### **DISCLAIMER:**

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.



Floorplan

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.



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



