



Guide Price £620,000

30 SOLENT VIEW ROAD, SEAVIEW, ISLE OF WIGHT, PO34 5HY



Seafields

## A DELIGHTFUL HOME IN MOST DESIRABLE SETTING!

A very well presented DETACHED HOUSE within a tucked away, tranquil cul de sac in an elevated position benefiting from far reaching SEA VIEWS! The large sun porch opens into the welcoming hallway leading to spacious and bright accommodation including, on the ground floor, a large dual aspect sitting/dining room, conservatory (the perfect spot to watch the local squirrels!), modern kitchen and utility room, plus a designated dining room (or office/games room) and cloakroom/wc. The well proportioned first floor comprises 5 BEDROOMS and 2 bath/shower rooms - one being an en suite. Further benefits include GAS CENTRAL HEATING, double glazing throughout, lovely ESTABLISHED GARDENS, ample car/boat PARKING plus GARAGE. Within walking distance of village amenities, shops, eateries and Yacht Club, the property is also convenient for Nettlestone primary school and the wonderful beaches. Ryde town (with its shopping centre and mainland passenger ferry links) is just 10 minutes' drive away. Well worth a visit.

### ACCOMMODATION:

Double glazed entrance door to:

### SUN PORCH:

Spacious area ideal for coats/boots/beach gear. Dual aspect double glazed windows. Internal obscured window through to hall. Door to:

### ENTRANCE HALL:

A very well proportioned, welcoming carpeted hall with stairs to first floor and cupboard beneath. Radiators x 2. Ample space for study desk, etc. Doors to:

### CLOAKROOM/WC:

Comprising white suite of w.c. and vanity wash basin. Half tiling to walls. Obscured double glazed window to rear.

### SITTING ROOM:

A superbly spacious and light L-shaped reception room with dual aspect windows over-looking the front garden and Solent in the distance, plus to rear into the Conservatory. Radiators x 2. Feature fireplace with fitted coal effect fire and mantle over. Wall lights. Doors to:

### CONSERVATORY:

A lovely triple aspect double glazed, carpeted conservatory with apex glazed roof and French doors to the garden.

### DINING ROOM:

Good sized versatile carpeted room - ideal for use as a dining room, games room, snug or office - with double glazed window offering sea views. Radiator. Wall lights.

### KITCHEN:

Smart modern fitted kitchen comprising good range of pale fronted cupboard and drawer units with wine rack, contrasting work surfaces over and inset 1.5 bowl sink unit. Integral appliances including Bosch dishwasher, double eye-level ovens and 4-ring gas hob. Tiled splash backs. Radiator. Cupboard housing Worcester gas combination boiler. Stone/tile effect vinyl flooring. Double glazed window to rear. Part-glazed door to:

### UTILITY ROOM:

Continuation of stone/tile effect flooring. Fitted cupboard and drawer units with worksurface and plumbing for washing machine. Double glazed window and door to outside.

### FIRST FLOOR LANDING:

Carpeted landing offering hatch to loft with pull down ladder. Doors to:

### BEDROOM 1:

Large carpeted double bedroom with double glazed window to front - offering far reaching Solent Views. Radiator. Large triple width wardrobe with sliding doors. Radiator.

### BEDROOM 2:

Carpeted double bedroom with double glazed window to side offering superb far reaching sea views. Radiator. Fitted cupboard. Door to:

### EN SUITE SHOWER ROOM:

Suite comprising shower cubicle, vanity wash basin and w.c. Linoleum flooring. Obscured double glazed window.

### BEDROOM 3:

Carpeted double bedroom with double glazed window to rear. Radiator. Built-in cupboard.

### BEDROOM 4:

Carpeted double bedroom with double glazed window to front offering yet more sea views. Radiator. Over stairs built-in cupboard.

### BEDROOM 5:

Carpeted single bedroom with double glazed window over-looking rear garden. Radiator.

### FAMILY SHOWER ROOM:

Modern shower room comprising suite of large double shower cubicle, vanity wash basin and w.c. Non-slip flooring. Radiator. Shaver point. Obscured double glazed window to rear.

### GARDENS:

Set within a good sized plot, there is a lovely rear garden comprising paved patio area - perfect for outdoor dining and entertaining - with the rest being mainly laid to lawn with attractive flower/shrub borders. An added bonus ... visits to the garden by local squirrels. To the front is an open plan lawn with shrub border.

### DRIVEWAY AND GARAGE:

19'0 x 9'2 (garage) (5.79m x 2.79m (garage))

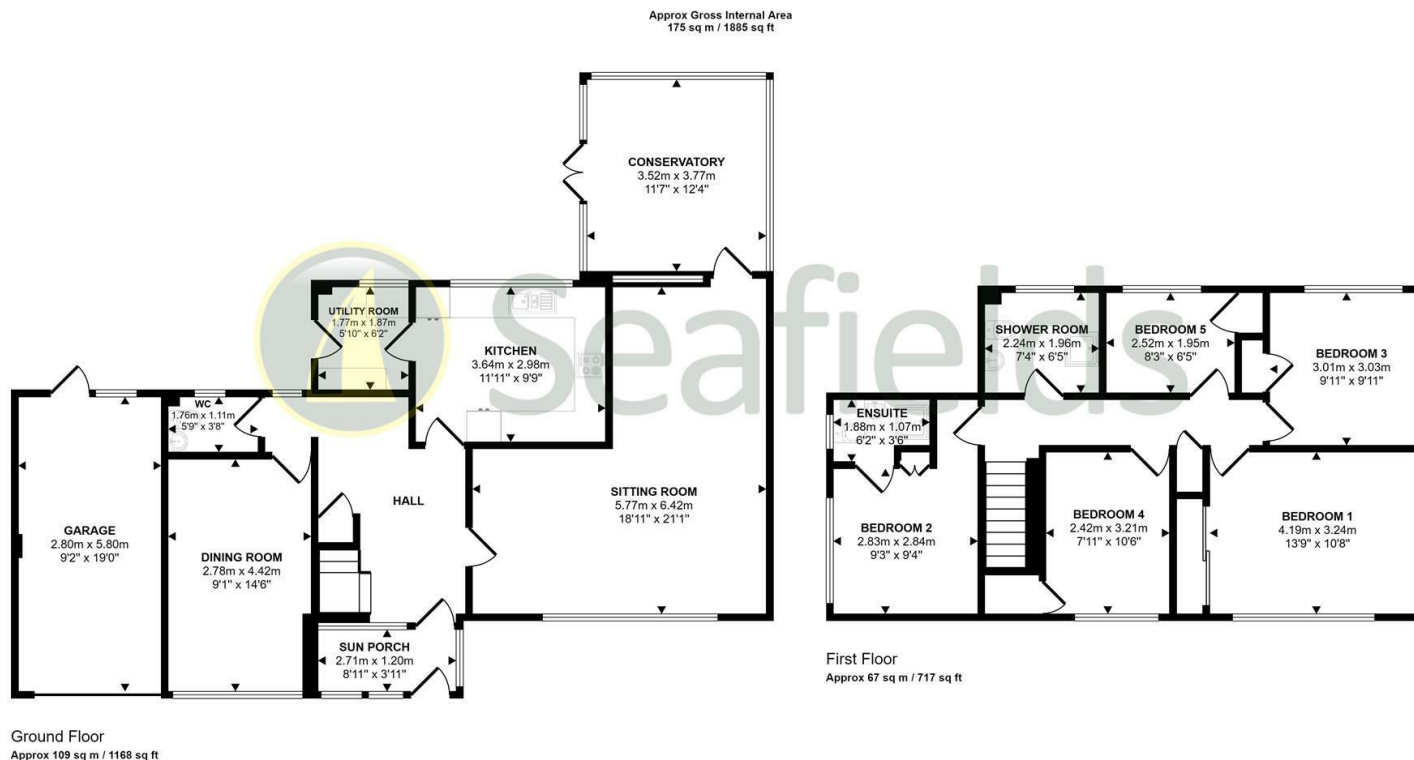
A wide driveway provides off street car/boat parking and leads to the GARAGE with roll up door, power and light. Plumbing for washing machine and further space for fridge/freezer. Gas and electricity meters. Window and door to rear garden.

### OTHER INTEREST PROPERTY FACTS:

Tenure: Freehold \* Council Tax Band: F \* Energy Performance Rating: Tbc \* Sellers' Situation: Change of area

### 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.



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.



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

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