





Guide Price £365,000

53 ORCHARD ROAD, SEAVIEW, ISLE OF WIGHT, PO34 5JN

Seafields

SPACIOUS AND BRIGHT 'LEVEL LIVING' IN VERY TRANQUIL SETTING!

Located within a most popular location close to amenities and long stretch of beautiful beaches, this DETACHED BUNGALOW offers a wonderful combination of comfort, practicality and well balanced living space, ideal for a range of buyers. The accommodation comprises a spacious dual aspect sitting room, a separate well equipped fitted kitchen, 3 DOUBLE BEDROOMS and a modern shower room. To the rear, a bright conservatory provides an additional reception area, as well as an outdoor canopied seating area and a low maintenance REAR GARDEN. The property further benefits from panelled/glazed internal doors, a large insulated loft, GAS CENTRAL HEATING, double glazing plus DRIVEWAY parking for 2 vehicles. The added bonus is the GARAGE which was more recently converted to a games room. Positioned in a peaceful residential setting yet conveniently close to local amenities, this charming bungalow presents an excellent opportunity to acquire a comfortable home in a desirable location.

ACCOMMODATION:
Accessed via a ramp with railing to PVC front door, leading to:

HALLWAY:
Welcoming carpeted entrance hall with cupboard housing Vaillant boiler. Hatch to fully boarded loft with light - and accessed via a heavy duty ladder. Radiator. Glazed doors to Kitchen and Sitting Room. Timber doors to Bedrooms and Shower Room.

SITTING ROOM:
A spacious carpeted room with large bow window to front (with fitted blinds) and further side window with vertical blinds. Electric fire. Radiator. Inset mirrored shelf.

KITCHEN:
A well proportioned kitchen comprising wooden cabinetry with contrasting worktops and tiled splashbacks. Double eye level oven, gas hob and extractor. 1.5 chrome sink and drainer. Space and plumbing for washing machine and dishwasher. Space for under counter fridge. Storage cupboard. Window to side aspect and PVC door leading to side and rear garden.

BEDROOM 1:
A carpeted double bedroom with window to front with fitted blind. Radiator.

BEDROOM 2:
Another well proportioned carpeted double bedroom with window to rear. Radiator.

BEDROOM 3/SNUG:
A third carpeted double bedroom (more recently utilised as a second reception room) with sliding doors leading to conservatory. Radiator.

SHOWER ROOM:
A fully tiled modern suite comprising corner walk in shower cubicle, vanity wash hand basin and w.c. Light up mirror. Heated towel rail. 2 x obscured windows to side with fitted blinds. Recessed downlighters.

CONSERVATORY:
Accessed via Bedroom 3 is this comfortable carpeted space, fitted with bespoke blinds. 2 x wall lights. Radiator. French doors leading to:

GARDEN:
A fully enclosed, low maintenance rear garden which is mainly laid to patio with raised shrub border. Large canopied/covered seating area. Solid timber shed. Pedestrian door to:

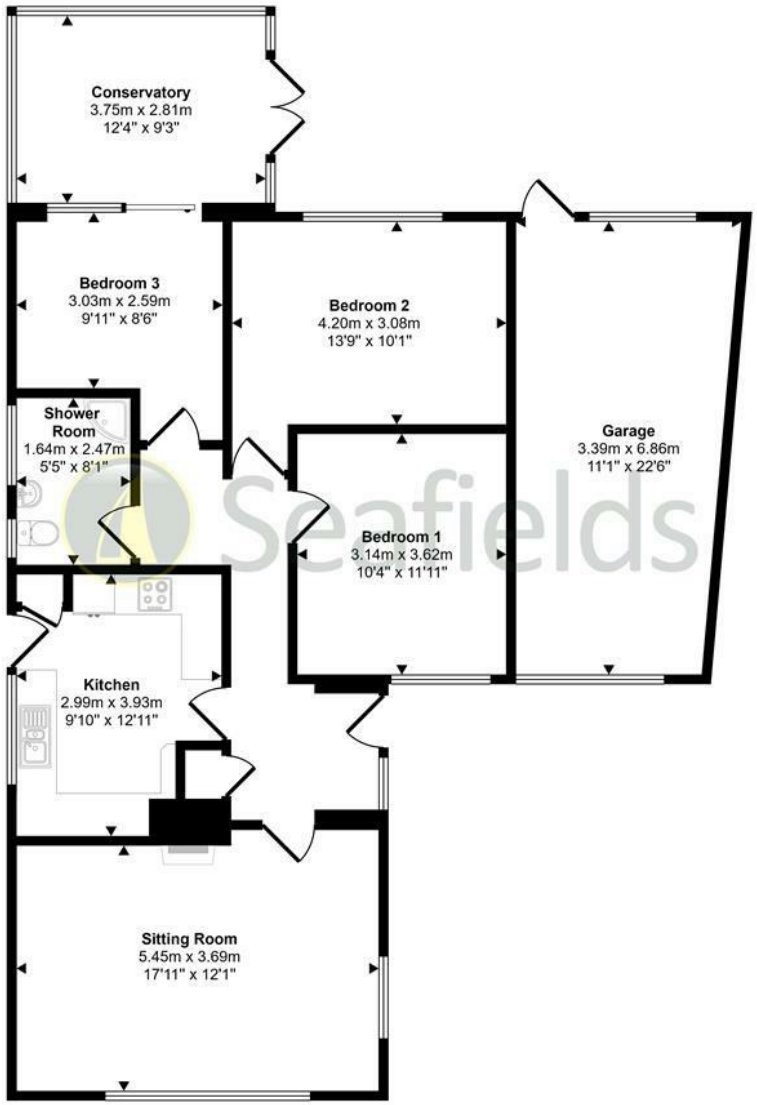
GARAGE:
Garage with pedestrian door access from rear garden. Power and light. Gas/Electricity meters. Note: The original front garage door has been changed to provide wall and windows - so is an ideal hobby/games room/store - but one could reinstate this if wish to re-convert to for garage use.

DRIVEWAY:
Driveway parking for 2 x cars/boats.

OTHER MATERIAL FACTS:
Conservation Area: No
Council Tax Band: D
EPC Rating: D (68)
Flood Risk: Very low
Utilities: Mains gas, electrics and water.
Mobile coverage: EE, O2, Three: Good and variable coverage inside and out. Vodaphone: Good external coverage. (Wight Fibre and Open Reach: Ultrafast speed)

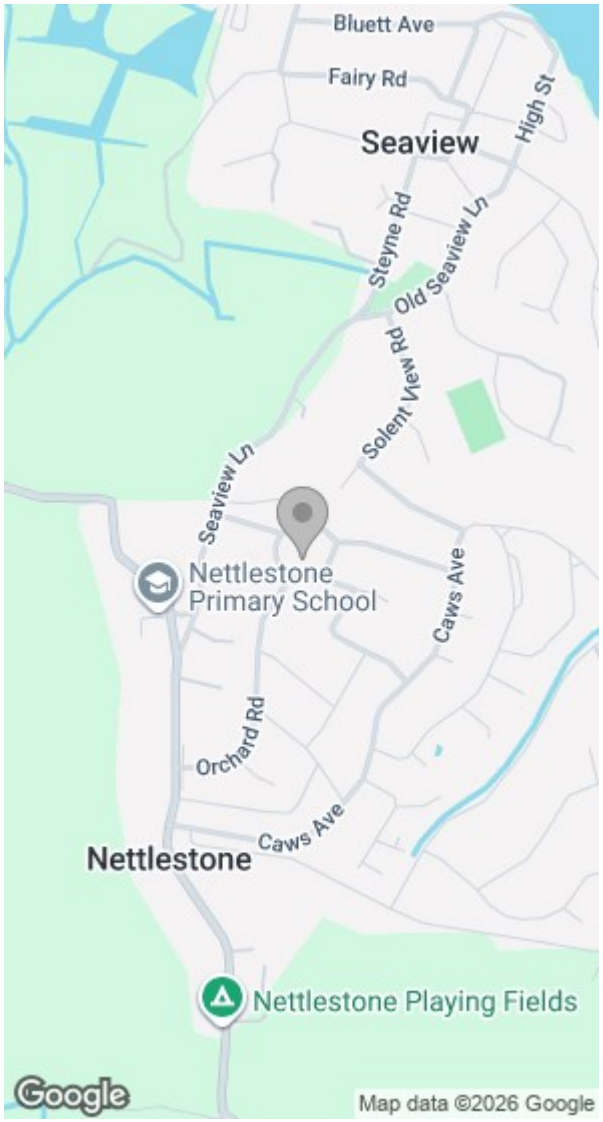
DISCLAIMER:
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

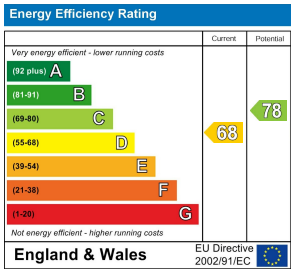
Approx Gross Internal Area
118 sq m / 1274 sq ft

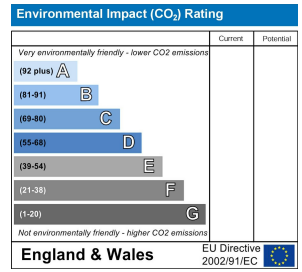


Floorplan

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.







Tel: 01983 812266 Web: www.seafieldsproperty.co.uk Email: info@seafieldsproperty.co.uk











