



Guide Price £400,000
8 CHERRYTREE ROAD, SEAVIEW, PO34 5JF



BEAUTIFULLY PRESENTED RE-MODELLED HOME IN PEACEFUL LOCATION!

A most attractive, and very economical gas centrally heated DETACHED BUNGALOW within such a tranquil setting, whilst offering great convenience for village amenities, bus route, wonderful beaches and nearby rolling countryside. The large porch and welcoming entrance hall lead to the beautifully presented accommodation which comprises a large dual aspect sitting room, stylish kitchen/dining room and the bright sun room, as well as 2 DOUBLE BEDROOMS and 2 quality shower rooms. The additional bonus is a large utility/store/workshop which houses the mechanisms for the hybrid SOLAR PANELS. Externally there is a delightful, well stocked and very private enclosed REAR GARDEN plus a smart block paved DRIVEWAY together with EV electric car charger. Certainly this is a wonderful opportunity for anyone looking to embrace a serene SEASIDE LIFESTYLE.

ACCOMMODATION:

Attractive part-glazed entrance door leading into Porch with door to Utility/Storeroom and further sliding door to Hallway.

ENTRANCE HALL:

A welcoming, carpeted hallway with access to large partial boarded loft area via retractable ladder. Doors to:

SITTING ROOM:

A good sized, very comfortable carpeted room with double glazed windows to rear through to sun room, plus further window to side. Feature fireplace housing fitted gas coal effect fire with marble effect surround. Radiators x 2. Further door leading to kitchen/diner.

KITCHEN/DINING ROOM:

A stylish kitchen comprising excellent range of white fronted base and wall units (plus separate 'larder' cupboard) with contrasting work surfaces incorporating inset white enamel sink unit. Integral appliances to include induction hob with extractor fan over; electric oven; slimline dishwasher. Space for large fridge/freezer. Recessed down lighters. Quality wood-effect vinyl flooring. Vertical radiator. Double glazed window and door to side. Designated dining area with further radiator. Double glazed doors leading to garden. Further door to:

SUN ROOM:

Bright sun room with glazed roof and large double glazed windows and sliding doors - giving access to and enjoying views over the rear garden. Radiator and wall mounted electric SMEG fire.

BEDROOM 1:

Very good sized double bedroom with double glazed window to side. Vinyl wood effect flooring. Radiator. Large wardrobes.

BEDROOM 2:

A second double bedroom with attractive leaded light double glazed bow window to front. Further window to side. Wood effect flooring. Radiator.

SHOWER ROOM 1:

Quality suite comprising panelled cubicle with double head gas boiler fed shower; vanity wash hand basin and low level w.c. Heated towel rail. Extractor fan. Spot light unit. Obscured double glazed window to side.

SHOWER ROOM 2:

Another modern suite comprising shower cubicle with gas boiler fed shower; vanity wash hand basin and low level w.c. Heated towel rail. Extractor fan. Recessed down lighters.

UTILITY/STORE ROOM:

Accessed from the entrance Porch, a most useful, very versatile room for use as an ideal store as well as utility room housing washing machine and tumble dryer. Drop-down workbench. Units for the hybrid solar panels and battery. Window to front.

GARDENS:

Delightful established front and rear secluded gardens. The enclosed, very private rear garden comprises attractive decked and shingle areas with the rest being mainly laid to lawn with an abundance of mature plants, shrubs, and flower beds. To the side of the property, there is a greenhouse and garden shed plus gated side access. There is a further well stocked garden to front.

DRIVEWAY:

Attractive block paved driveway with parking for 2 cars. EV fast charger fitted to side of building.

OTHER PROPERTY FACTS:

Conservation Area: No

Council Tax Band: D

EPC Rating: B (91)

Flood Risk: Very low

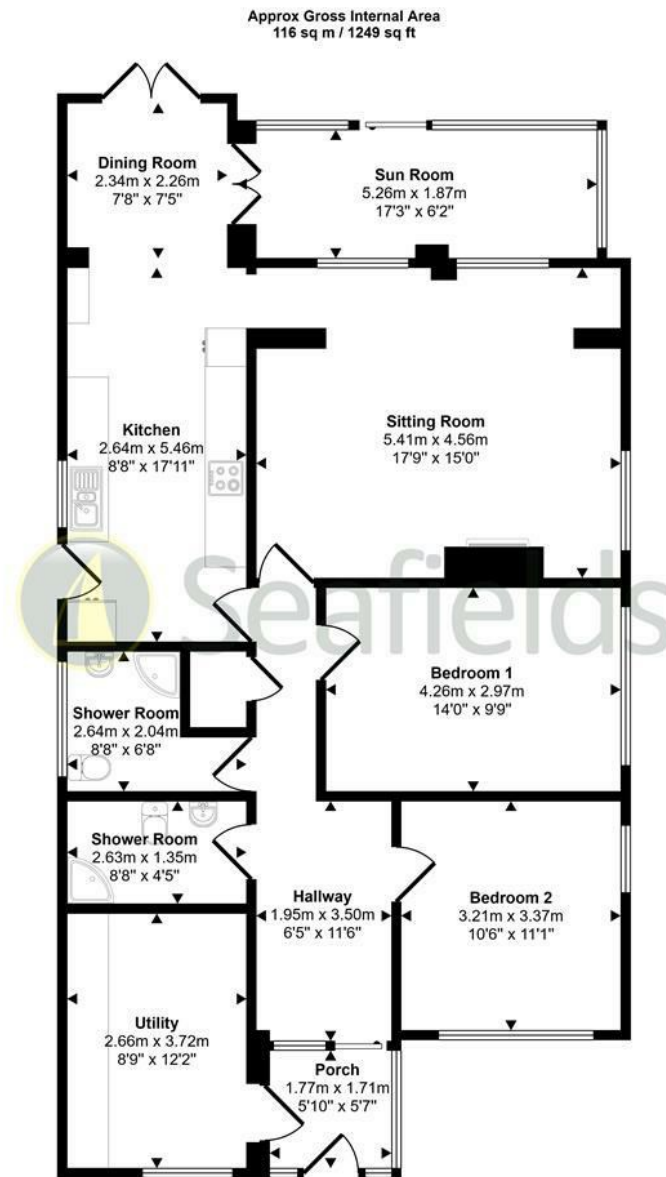
Utilities: Mains gas, electrics, water. Hybrid low profile inverter solar panels; EV Fast charger.

TENURE:

Freehold

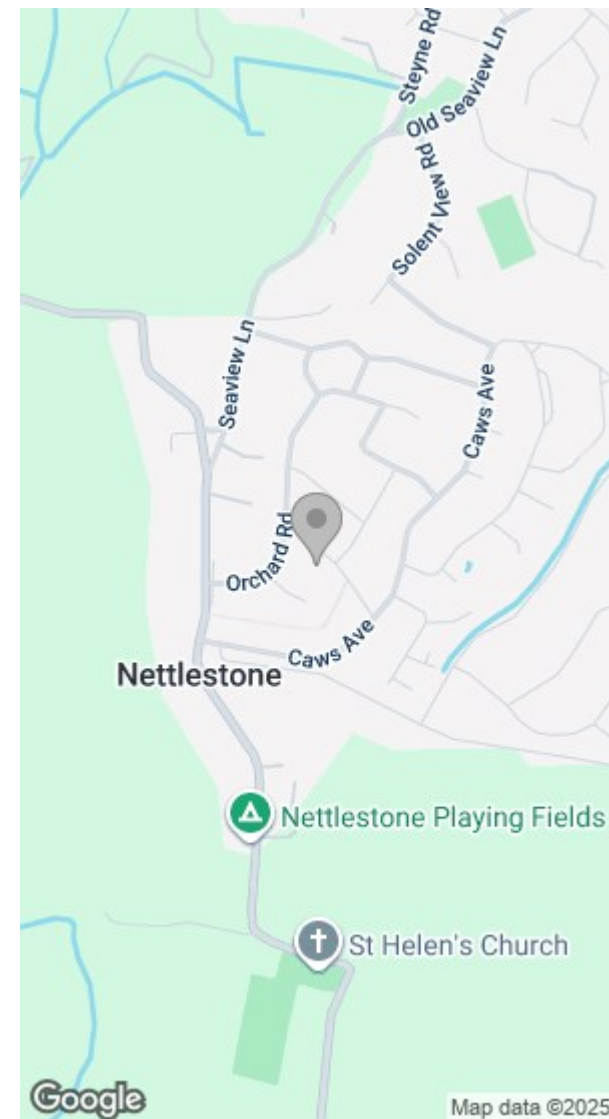
DISCLAIMER:

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 ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
91	94		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

