



Guide Price £365,000  
9 ASHTREE WAY, SEAVIEW, ISLE OF WIGHT, PO34 5JQ



## LEVEL LIVING IN SOUGHT AFTER, TRANQUIL SETTING!

Located within a most popular location close to amenities and beaches, this attractive **DETACHED BUNGALOW** offers a wonderful combination of comfort, practicality and well balanced living space, ideal for a range of buyers. The accommodation is thoughtfully arranged and comprises a spacious dual aspect sitting room, a well equipped fitted kitchen, **3 BEDROOMS** (one currently utilised as a snug) and a modern shower room. To the rear, a bright conservatory provides an additional reception area, enjoying pleasant views over the garden and creating a seamless connection between indoor and outdoor living. The property further benefits from **DOUBLE GLAZING** throughout and **GAS CENTRAL HEATING**, ensuring warmth and energy efficiency all year round. Externally, the home offers well maintained, very private **REAR GARDEN** - perfect for relaxation, gardening and entertaining, along with **DRIVEWAY** parking for two vehicles and a **GARAGE**. 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 the side of the property, a sliding panelled door leads to:

### PORCH:

A convenient porch with laminate flooring and coat hooks. Further door into:

### ENTRANCE HALLWAY:

A welcoming carpeted entrance hall with access to loft hatch. Airing cupboard housing 'Vaillant' gas boiler. Radiator. Doors to all rooms.

### SITTING ROOM:

A well presented, cosy sitting room finished with soft carpeting and benefiting from a dual aspect outlook, with double glazed windows to both the front and side elevations. Each window is fitted with vertical blinds, allowing for excellent natural light while maintaining privacy. A striking decorative fireplace with elegant marble and timber surrounds serves as a focal point. 2 x radiators. 2 x ceiling lights with period style ceiling roses. Television point.

### KITCHEN:

A well appointed fitted kitchen featuring laminate flooring and a comprehensive range of integrated appliances, including a gas oven, hob, extractor hood, fridge and freezer, with additional space provided for a washing machine. The kitchen is finished with attractive wood effect cabinetry complimented by contrasting worktops, with a ceramic 1.5 bowl inset sink and drainer with a chrome mixer tap, set against tiled splashbacks. Double glazed window fitted with a roller blind, while a PVC door with obscured glazing offers convenient access to the side aspect. Radiator. Recessed down lighters.

### BEDROOM 1:

A spacious carpeted double bedroom with double glazed window to rear. Ceiling light. Radiator.

### BEDROOM 2:

Another well proportioned carpeted double bedroom with double glazed window to front. Ceiling light. Radiator.

### BEDROOM 3:

A third carpeted bedroom (currently used as an additional reception/television room) with sliding glass panelled doors to conservatory. Ceiling light. Radiator.

### SHOWER ROOM:

A well appointed bathroom finished with full height tiling and complementary laminate flooring.

The suite comprises a walk in electric shower enclosure, a stylish vanity unit with inset wash hand basin and w.c. Additional features include heated towel rail, a large obscured window to the side aspect fitted with a roller blind, and a mirrored storage cabinet providing practical space. Extractor fan. Ceiling light.

### CONSERVATORY:

An exceptionally bright and inviting double glazed conservatory featuring vinyl flooring and PVC double doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. Wall light. Radiator.

### GARDEN:

A beautifully maintained rear garden featuring a well proportioned patio area, ideal for outdoor dining and entertaining, with the remainder predominantly laid to lawn. The space is bordered by mature shrubs, offering both privacy and seasonal interest, and further benefits from a useful garden shed providing practical storage.

### PARKING:

Driveway parking for 2 x vehicles.

### GARAGE:

A highly practical and versatile space benefiting from power and lighting, ideal for storage, a workshop, or additional utility use. The garage is fitted with an up and over door for convenient vehicle access, alongside a side pedestrian door and window, allowing for easy entry and natural light.

### TENURE:

Freehold.

### OTHER PROPERTY FACTS:

Conservation Area: No

Council Tax Band: D

EPC Rating: D (67)

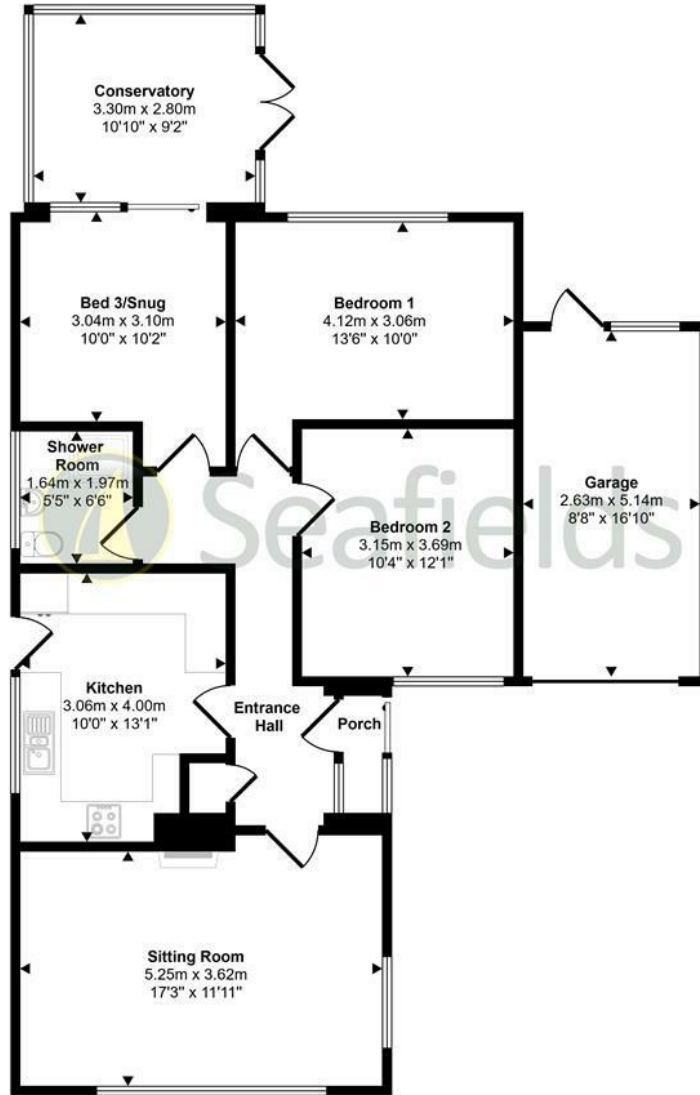
Flood Risk: Very low

Utilities: Mains gas, electrics and water.

### DISCLAIMER:

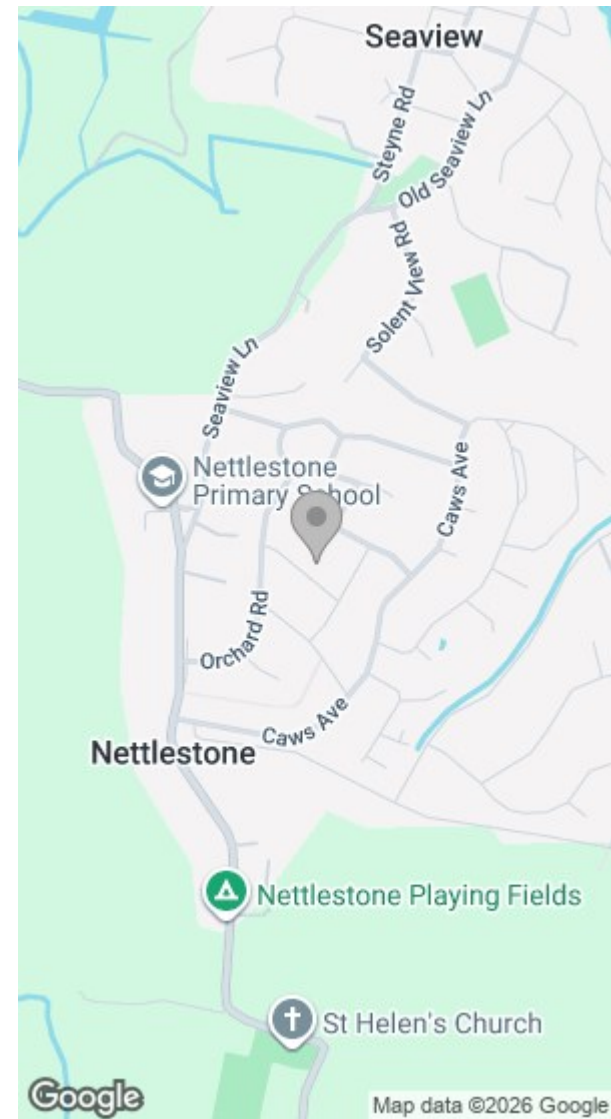
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
107 sq m / 1147 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.



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>67</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>74</b>

