

McCarthy  
& BOOKER



21 Bouldnor Mead, Bouldnor, Yarmouth, Isle of Wight, PO41 0LA

**Guide Price £550,000**





A detached four bedroom bungalow with fantastic views out over the countryside.

With a large kitchen diner and separate sitting room with double patio doors to a generous garden. Off road parking and a garage, this modern immaculate bungalow is ready to move into.

#### Four bedroom detached bungalow

Situated on a generous corner plot with a sunny southerly aspect, 21 Bouldnor Mead offers a tranquil retreat on the outskirts of the historic harbour town of Yarmouth. Nestled in a quiet semi-rural setting close to the sea, this detached bungalow enjoys stunning views of the surrounding farmlands and rolling hills.





## Interior

Built in 2020 by renowned builders DN Associates Ltd, this spacious four-bedroom bungalow has been meticulously designed to optimise both comfort and functionality. With a straightforward roof conversion potential, the property offers the possibility of adding two additional bedrooms and a bathroom, making it ideal for growing families or those seeking extra space.

Upon entry, the bungalow welcomes you with an abundance of natural light, underfloor heating throughout, and energy-efficient lighting. The inviting sitting room features panoramic south-facing views and opens onto a patio and garden area, perfect for indoor-outdoor living and entertaining.

The well-appointed kitchen, designed for modern-day living, boasts a stylish Shaker-style design and comes fully equipped with integrated AEG appliances including an electric oven, gas hob, microwave and a free-standing Logik American fridge/freezer and plumbing for a dishwasher. A utility room provides convenient access to the side of the property.

The bathrooms and shower room are finished to a high standard with white sanitary ware, thermostatic controlled showers, chrome-finished taps and heated towel rails.

Throughout the bungalow you'll find engineered oak flooring in the kitchen, dining room, hall, sitting room and bedrooms, adding warmth and character, while tiles adorn the bathroom and shower room floors.

### Key Features:

- Spacious four-bedroom bungalow with potential for roof conversion
- Southerly aspect with stunning views across farmlands and hills
- Underfloor heating, energy-efficient lighting, and double-glazed windows
- Well-designed kitchen with integrated AEG appliances
- Stylish bathrooms with quality fittings and heated towel rails
- Engineered oak flooring and tiles throughout
- Low-maintenance gardens with patio and terrace areas
- Off-street parking and integrated garage

Don't miss this opportunity to own a coastal bungalow offering both comfort and expansion potential.

## Exterior

The low-maintenance gardens to the front and rear of the property have been thoughtfully designed for easy upkeep and enjoyment. A hard-laid side access path and rear terrace of natural stone paving slabs provide convenient access and outdoor relaxation spaces. Off-street parking is available to the front leading to an integrated garage, ensuring ample storage and convenience.



## Yarmouth

Yarmouth has many amenities with the harbour area having many well known, and well reviewed restaurants, alongside shops and the main ferry link to Lymington on the mainland. The marina gives the opportunity to sail, fish or travel further afield on boat trips and is also home to the longest wooden pier in England. Nearby are the fabulous West Wight beaches of Colwell Bay, Totland Bay, Freshwater Bay and Compton. The old railway line has become a beautiful track providing a wonderful walk or cycle path along the causeway to Freshwater with excellent award winning cafes at either end.

## Further Information

Tenure: Freehold  
Council tax band: E  
EPC: B  
Gas central heating

## Viewing

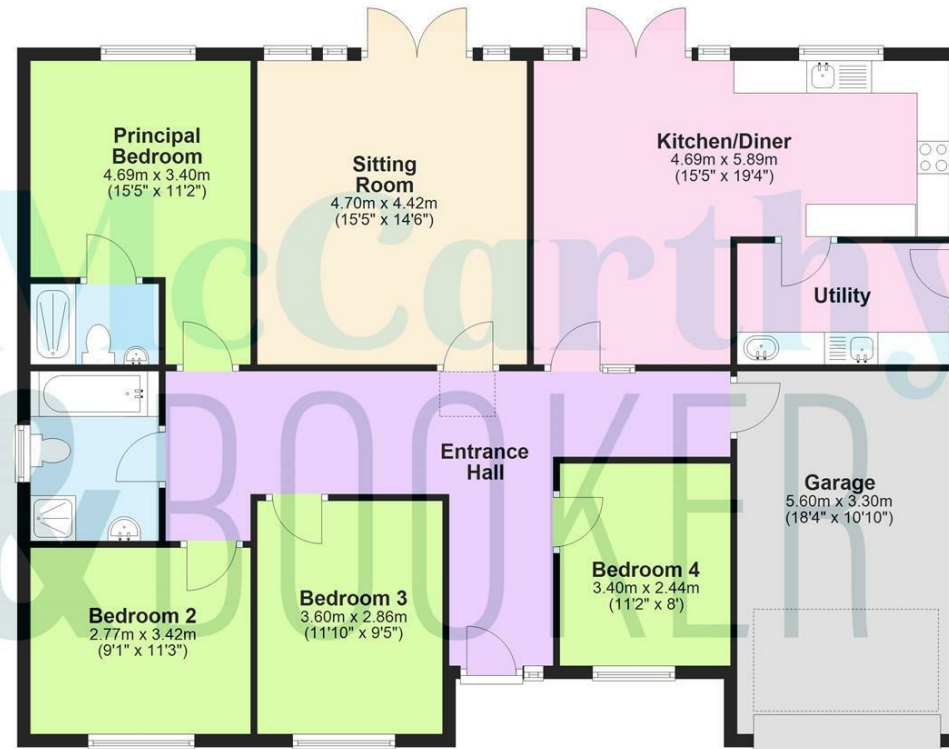
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

**Ground Floor**  
Approx. 141.9 sq. metres (1527.5 sq. feet)



Total area: approx. 141.9 sq. metres (1527.5 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk.  
Plan produced using PlanUp.

**21 Bouldnor Mead, Bouldnor, Yarmouth, PO41 0LA**