



Western Approach, Gurnard Heights, Gurnard, Isle of Wight, PO31

**Guide Price £855,000**





An impressive modern 4/5 bedroom detached home in a very desirable area. A wide decked balcony gives fantastic views out to sea, a great way to relax and watch the famous Gurnard sunsets.

Along with a whole floor of open plan kitchen, dining and living area, this very well presented property has off road parking for 5 vehicles, a double garage and secluded rear garden. An excellent opportunity to buy a permanent or holiday residence.

## Impressive modern four/five bedroom home

Located in a stunning location offering outstanding sea views! This detached house, built in 2000, is a true gem waiting to be discovered. Enjoy panoramic views of the sea right from the comfort of your own home from the deep balcony across its frontage. Three bath/shower rooms, two ensuite and a flexible fifth bedroom is currently used as an office, the expansive kitchen/dining/living room covers the whole of the upper floor.

Ample parking space with room for up to 5 vehicles, as well as a double garage, and a secluded rear garden, whether you're a family looking for a peaceful holiday retreat in a serene environment or as a permanent home, this property has something for everyone.

## Interior

Extremely well presented, set over three levels, this contemporary home is airy and spacious. Unfettered vistas from the balcony, make this quite a unique property.

### Ground Floor:

The bespoke opaque entrance door opens into a wide open lobby, with large storage cupboards for outdoor clothing, which flows around to the upper and lower stairways and to the useful cloakroom, utility room, office and bedroom found on this level.

The utility room with its array of storage cupboards, that also house the Vaillant boiler, has a useful sink and space and plumbing for a washing machine also gives access to the rear garden. There is a versatile room, currently used as a study, which could also be used as a further bedroom, playroom or snug. The extremely large double bedroom, that has an ensuite shower room, has sea views and direct access to the outside stairway that reaches the balcony.

### Lower Ground Floor:

There are two large double bedrooms and another smaller double along with the family bathroom that contains not only a bath but a fully tiled shower cubicle. There is an airing cupboard within this lower hallway.

The bedrooms all contain built in cupboards/wardrobes with one of the double bedrooms having an ensuite shower room and sliding doors to the outside.

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#### First Floor:

At the very top of the stairway, with door access, is the extensive 2/3rds height attic. An easily accessible, practical and useful storage space.

A fabulous expansive open plan kitchen/dining and living room with three sets of double patio doors that open onto the decked balcony with its wood, steel and canvas side and has panoramic views.

The whole of the room has wooden flooring and within the living area is a gas log burner.

The kitchen has multiple wall and base units with integral Neff microwave/oven, four zone induction hob with modern circular extraction fan above, dishwasher and space for an American style fridge freezer. A navy stone worksurface flows around the units and across the large central island that completes this stylish kitchen. A wonderful room to entertain and socialise or to relax watching sunsets.

#### Exterior

The front garden wraps around the front and side of the property, an expanse of lawn with low hedge boundaries and mature shrubs within.

A block paved driveway, with parking space for 5 vehicles, leads to the double garage that is large enough to store not only vehicles, but also has a work bench and has plenty of space for bikes, storage and watersports paraphernalia.

A private and secure rear garden with a paved patio and raised decking where a five person hot tub is situated. All surrounded by trees and shrubs making a leafy secluded relaxation area accessed not only from the garage, but from the utility area as well as through double gates that lead to the front garden. There is also a garden room which is currently utilised as a gym.

#### Gurnard

Gurnard is a pretty coastal village which has an iconic row of beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton.

The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a fitness centre, a busy sailing club and a superb local primary school and High School. There is a fabulous array of countryside and coastal paths which are all within easy walking distance.

#### Further Information

Tenure: Freehold

Council tax band: F

EPC: C

Mains gas, drainage, electric

10 Solar panels with FIT tariff

Broadband speed 900 mbs



## 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.



Total area: approx. 178.9 sq. metres (1926.1 sq. feet)

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**30 Gurnard Heights, Gurnard, PO31 8EF**